

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

May 26, 2021 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Hirsh, Gainey  
Members Absent: None

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

Mr. Williamson called the Special Meeting Briefing to order.

1. Note: The May 26, 2021, presentation of Final Approvals for Block G-1 (FNB Tower), Preliminary and Final Approvals for Block G-4 (Public Open Space), and Lower Hill Local Economic Revitalization Tax Assistance (LERTA) is for informational, non-voting purposes. URA Staff expects voting on the below-mentioned items to occur at its June meeting.
2. Roll Call
3. Lower Hill Briefing
  - a. Julie Edwards, Assistant Director of Neighborhood Development, presented a Recap of the May 26, 2020, Special Board Meeting.
4. URA Presentations (Non-Voting)
  - a. Final Approvals for Block G-1 (FNB Tower)
    - i. Final Board Approval pursuant to the Comprehensive Option Agreement (the "Option Agreement") among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County, and Pittsburgh Arena Real Estate Redevelopment LP, of a Conceptual Development Plan for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #10") subject to all reviews and approvals provided in the Option Agreement.
    - ii. Final Board Approval of Office Partners XXIII Block G1 LLC as a Redeveloper for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #10").
    - iii. Final Board Approval of the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #10") subject to all reviews and approvals provided in the Option Agreement.
    - iv. The proper officers and agents of this Authority are authorized and directed to take all actions and execute such documents as are related and proper to affect the terms of the foregoing.

b. Preliminary and Final Approvals for Block G-4 (Public Open Space)

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

c. Lower Hill Local Economic Revitalization Tax Assistance (LERTA)

- i. Authorization to amend the LERTA by entering into the First Amendment to the Declaration for Restrictive Covenants, and authorization to accept funds and execute any documentation necessary for the Authority to administer the LERTA, pursuant to the Cooperation Agreement Regarding the Lower Hill Local Economic Revitalization Tax Assistance District.
- ii. Approval of the Lower Hill Local Economic Revitalization Tax Assistance District Retained Amount Guidelines.
- iii. Approval of Optionee's Application for Proposed Retained Amount Investments, due to the URA by [MONTH, DATE, YEAR], for authorization to utilize the Retained Amount funds for such investments.
- iv. Approval of Greater Hill District Reinvestment Fund Guidelines.
- v. That it is the intent of the Authority that Lower Hill Developer LLC, any other equity owners of the Block G-1 development, and the Executive Management Committee of the Community Collaboration and Implementation Plan ("CCIP") give their best efforts to reach agreement on a Community Impact Plan and that such Community Impact Plan is consistent with the CCIP and with the Community Impact Plan put forward by the development team in April 2020. URA Staff will

provide guidance and a compliance assessment to the Board to assist in assessing whether such efforts have been made in advance of future votes is hereby approved.

5. Development Team Presentation

- a. The Development team presented a video of Hill District Residential and Stakeholder testimonials.
- b. Dr. Kimberly Ellis gave a presentation of the History of the Hill District.

6. Public Comments

- a. Derek Tillman, President and CEO of Bridging the Gap Development, was present. Mr. Tillman had concerns about the Greater Hill District Reinvestment Fund.
- b. Tyian Battle, Executive Director of ACH Clear Pathways, was present. Ms. Battle stated that she was in support of this project.
- c. Leonard Hammonds, II, Chief of Staff to State Representative Jake Wheatley, Jr. presented a statement from Representative Wheatley. See attached statement.
- d. Marimba Milliones, President and CEO of the Hill CDC presented a statement. See attached statement.
- e. Lee Walls, Executive Director of Amani CCDC was present. Mr. Walls presented the Hill District community process and asked for continuing respect of the process.
- f. Claudy Pierre, was present. Mr. Pierre stated that he and the community would like to see more transparency regarding legal and public documentation. He is in support of this development and that it “needs to happen”.
- g. Tracey McCain, was present. See attached statement.
- h. Reverend Dr. Dale B. Snyder, Pastor of Bethel AME Church, was present. Reverend Snyder gave a history of the AME Church. He is in support of this project and accountability. He is requesting more community participation.
- i. Glenn Grayson, was present. See attached statement.
- j. Arbie Bankston, A Hill District Resident, was present. Mr. Bankston is concerned about this development.
- k. Felicity Williams, Esquire, Programs & Policy Manager and Special Assistant to the President and CEO of the Hill CDC, was present. See attached statement.
- l. Denise Johnson, was present. Ms. Johnson was concerned that the Bethel AME Church relocation has not been presented to the community.
- m. Dr. Kimberly Ellis commented as a Hill District Resident. Ms. Ellis showed her concerns about the development financing.

7. Proposed Next Steps

- a. Vote on next meeting date - June 10, 2021 (in alignment with the Sports & Exhibition Authority’s June Meeting).

Ms. Walker requested a briefing of the above items.

Ms. Edwards, David Geiger, Assistant Director of Strategic Affairs, Hannah Svonavec, Associate Counsel presented that at the May 2020 Special Board Meeting, the URA Board authorized a preliminary approval of a Conceptual Development Plan for the Take Down of Block G-1 and preliminary approval of Lower Hill Developer, LLC (an affiliate of the Buccini/Pollin Group, Inc.) as the Redeveloper. Additionally, URA staff gave briefings on: Greater Hill District Reinvestment Fund Guidelines that will be funded through the LERTA and monetized at the closing of Block G-1; Retained Amount Guidelines, which will guide the use of onsite LERTA funds; and Hill District Housing Reinvestment Account Guidelines that will be funded by the Parking Tax Diversion for Block E. The URA also voted to amend previous resolutions and extend deadlines for Block E, which were further extended at the December 2020 URA Board Meeting. Finally, the URA voted to enter into a Memorandum of Understanding with Partner4Work to collaborate on a First Source Hiring Center for workforce, small business support, and other services to the Hill District. The developer has begun development on the First Source Hiring Center in partnership with local workforce providers.

Approvals for Block G-1 (FNB Tower), Block G-4 (public open space) and the Lower Hill LERTA District are needed. Even though the Block G development is located entirely within property owned by the SEA, the Option Agreement, the governing document for the Lower Hill Site, requires this Board to also give approvals prior to closing. The purpose of the Special Meeting is to brief Board Members and the community on the redevelopment of Lower Hill Block G-1 (FNB Tower), Block G-4 (Public Open Space), and the Lower Hill LERTA District. No votes on Lower Hill items will occur until a later date.

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

DocuSigned by:  
*Theresa Schacht*  
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Assistant Secretary



**Public Comment: May 26, 2021 Special Board Meeting**

**LIVE Comment Registrants:**

**Name:** Rhonda Hall

**Subject:** Lower Hill Development

**Name:** Derrick Tillman

**Subject:** LERTA

**Name:** Tyian Battle

**Subject:** I support the lower hill development

**Name:** Rep. Jake Wheatley

**Subject:** Lower Hill Block G-1 ( FNB Tower)

**Name:** Leonard Hammonds II

**Subject:** Lower Hill Block G-1 ( FNB Tower)

**Name:** Marimba Milliones

**Subject:** Lower Hill Block G1 and Block G4

**Name:** Lee Walls

**Subject:** Hill District Community Process

**Name:** Claudy Pierre

**Subject:** Hill District

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**Written Comment:**

**Name:** Sauntee Turner

**Subject:** Board member briefing on redevelopment of Lower Hill Block G-1, G-4, and the Lower Hill LERTA District

**Comment:** As residents of the Hill District and members of the Zone 2 Public Safety Council, we offer our full support for the Lower Hill FNB Financial Center development project. Capital investments such as this project not only enhance business objectives, but they also create economic opportunities and expanded growth for the communities in which they exist.

As a Council, we all agree on one fact - the redevelopment/ revitalization of the Hill District is long overdue and we can wait no longer. We believe that this project will be the catalyst to improving the condition of our community and for creating a safer community for current Hill residents and future generations of Hill residents.

We do, however, expect all parties involved to keep the interests of the Hill District and its residents in the forefront of this project as it moves forward.

Zone Two Public Safety Council: Gail Felton, Chair, Members - Larae Moton, Tonya Ford, Sauntee' Turner, Pam Walker, Tiffany Kinney, Antoine Bailey, Jann Council, Antoine Smalls, Tom Boyd, Mike Logan, Gilbert Lowe

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**Name:** Gilbert Lowe III

**Subject:** Redevelopment of Lower Hill Block G-1 (FNB Tower), Block G-4 (Public Open Space)

**Comment:** My name is Gilbert Lowe III, P.E. I am a professional engineer licensed by the state of Pennsylvania and a real estate investor. I was born and raised in the Hill District and I graduated from Schenley High School in 2000. I graduated from Penn State University in 2005. My real estate investment company Grintel Capital is in the Hill District at 1810 Webster Ave Rear. I am in support of the FNB tower development moving forward. I believe that this development will be a benefit to the community. Growing up in the Hill in the 80s and 90s I have seen what delay and decline looks like, but I believe its time for the Hill District to prosper like the rest of the city has done. I routinely jog down Bedford Ave from the Hill and through the strip and I am amazed at the city within a city that has been built behind Smallman street on Waterfront Pl in such a short period of time. I ask myself, "How is it possible for whole neighborhood to be built behind Smallman Street so quickly?". I believe the answer to that question is "without delay"! I want us to have more than a parking lot and therefore, I welcome the funding for Hill District businesses without delay, I welcome the funding for homeowners to repair their homes without delay, I welcome the job opportunities without delay, I welcome the funding for social programs without delay, I welcome the amenities that follow an office building which can serve the community without delay, I welcome the FNB Tower Project without delay!

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**Name:** Carl Redwood

**Subject:** Hill Reinvestment Fund

**Comment:** To the Board members and staff of URA Pittsburgh

I am writing to request that the draft policies and procedures for the Greater Hill District Neighborhood Reinvestment Fund be tabled and should not be presented to the URA board for adoption. I feel the advisory board for the fund should be convened to review this or other drafts before it is presented to the URA for review and action.

I do not think the Hill CDC should be made the co-chair by the URA and Councilman without community discussion and I strongly disagree with the Hill CDC receiving regular unrestricted disbursement (4%) as an entitlement.

My request. Do not act on the Hill Reinvestment Fund guidelines at this time. There should be full community discussion. The "Lower Hill Working Group" does not represent the community.

Carl Redwood, Hill District Consensus Group

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**Name:** Rhonda L Hall

**Subject:** Lower Hill Development

**Comment:** I'm Dr. Rhonda Hall, a life-long resident of the Hill District. I support the Lower Hill project. As I've said before, the Penguins and the development team will have to continuously earn the trust of the Hill District. The presence of Bomani, Dr. Kim Ellis, Lakeisha Byrd and other Hill businesses is encouraging. We need more investment in the middle Hill. Centre Avenue is in horrible condition and we expect better.

On the LERTA funds, we need full transparency and accountability over those funds. I am not in support of the guidelines as they are written. We need community input on how those funds are managed.

I would like to thank Mr. Bomani Howze for his direct outreach to ensure community residents were informed of the developers proposal since it hadn't been presented to the larger community. Thank you.

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**Name:** Beverly J Walker

**Subject:** Lower Hill Development and LERTA funding

**Comment:** I would like to lend my support for the Lower Hill Development to move forward. It may not be the ideal arrangement but it's a start in the right direction. I am a life long Hill District resident and homeowner. I know what my community looked like as a child, but our younger generation knows nothing but blight.

I also, don't agree with the current guidelines for the LERTA funding. I feel that there needs to

be more transparency, accountability and more community input on who manages these funds. Thank you.

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**Name:** Cleophus Harris

**Subject:** The Lower Hill

**Comment:** My name is Cleophus Harris and I have lived in the Hill District my entire life. I plan to be here for many years to come and would like to see the Hill redeveloped in my lifetime not only for me but for the entire community. I've seen the Lower Hill have many false starts and this time it looks like we might actually see a development. This is a good thing but it's also important that the developers keep in mind that the middle and upper hill needs redeveloped, too. The developer agreeing to help jumpstart middle and upper hill projects as they stated at another meeting is key. This is a good start, but I do want to see more regarding jobs from this development team. Hill District residents and Black residents from all over the City need better jobs in order to avoid more Black people being pushed out of the City. I've not seen enough yet about employment but am encouraged by the First Source Center opening. For that reason, I support the project, particularly the FNB Tower, because based on what I see FNB is already doing right by the community and with this development can do more. My final comment, which is more of a question, is about the money that is coming to the Hill from LERTA. Where will those dollars be kept and what groups will be controlling the money? How can more voices be at the table for complete transparency? We need to see results from the money or it will disappear before our very eyes and there will be no development to show for it. The Hill District needs to meet regarding LERTA, and any other money coming to the Hill, before anything is finalized.

Sincerely, Cleophus Harris

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**Name:** Tonya Ford

**Subject:** I am in full support of the lower hill project.

**Comment:** I am in full support of the lower hill project. It's time to progress!

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**Name:** James Scott

**Subject:** FNB Tower

**Comment:** I support the Lower Hill FNB Tower. In particular the young man Bomonny who's been out in the community educating residents like myself who aren't typically engaged and what he's trying to do. There could be a lot of good construction jobs to teach our youth a trade and get them on the right path and it's about time somebody actually showed some interest in getting Hill residents back to work. There's a lot of talk about building up the Hill and it's good to see. There's a lot of talk about money coming in here which is good to hear but we need to



see proof that the dollars are making sense for real deal Hill residents that need their spirits lifted not just a select few with all the control. The Penguins need to keep working with the community to ensure the Hill stays the Hill but at the same time the Hill needs to get caught up for our kids sake. We need more businesses a grocery store and homes that people can afford to own not just rent their whole life. I don't know if the Lower Hill can do all of that. My hope is that the Hill gets back to being the center of everything for Black Pittsburgh. Let's move the Hill forward with that in mind.

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**Name:** Felicity Williams

**Subject:** Lower Hill Special Briefing

**Comment:** (This is submitted by Felicity Williams as the staffer of the DRP Community Review process on behalf of the DRP Committee members.)

RE: Lower Hill Block G1 and Block G4 Third Status of Non-Compliance with CCIP and GHDMP

The DRP Committee Members offer this update memo on the third status of non-compliance report for the Lower Hill Block G1 and Block G4 Development proposals with regard to the Greater Hill District Master Plan (GHDMP) and the Community Collaboration and Implementation Plan (CCIP).

DRP Project Status:

Since the Development Team's second presentation and second set of failed scores in March 2021 there has been little to no progress. Furthermore, the Development Team has continued to fail to meet the specific requests of the DRP over the last 14 months to provide documentation that evidences sufficient progress in their commitments, including an updated term sheet and plans with budgets, timelines, and details that respond to the areas of both the CCIP and the GHDMP where their proposal has performed the most poorly. The term sheet the Development Team first circulated in March 2021 has not been updated since then despite the Development Team's press releases and public letters that state community reinvestment has grown.

The DRP Committee's review is a technical assessment against the community's guiding documents. Decisions are not made as to whether any member of the DRP Committee likes or supports the project, but rather how the project objectively measures against our community's guiding documents. It is the role of the DRP process to hold development projects accountable regardless of who the developer is and regardless of whether organizations, businesses, and individuals from the community are participating in the development project. As such, the DRP Committee is not sure why the Development Team would've thought it was acceptable to respond, particularly after two sets of failed scores, with what are marketing materials, specifically several news articles and a power point presentation.

Given the poor quality of this latest non-response, it is the opinion of the DRP Committee that the Development Team has effectively abandoned the process. In addition, the DRP Committee feels that the Development Team has spent the last several months circumventing the DRP process by seeking to secure support from other bodies and less informed individuals who do not have the full context of this development. The URA has facilitated the Development Team's ability to do so by creating a new score card and process that was distributed to the Executive Management Committee (EMC).

The DRP Committee has expressed concern with the structure of the Committee due to insufficient community representation (presumably only 1/3 of the seats) in addition to the fact that paid full time employees and consultants of the development team are voting members, which create serious concerns of conflicts and ethics. Furthermore, unlike the DRP process, the EMC does not have any policies, public visibility, or public platform that tracks documentation, information, decisions, etc.

Of utmost concern to the DRP is the Development Team's disregard for the Hill District's community review process and disregard for fulfilling the CCIP comprehensively, instead of picking select items or areas of interest. While the DRP recognizes that the Development Team has been active, the totality of their activity is not in alignment with the specific action items in the focus areas of the CCIP. It is important that this development does not benefit just a group of businesses, organizations, and individuals, but rather, as the densest development on the site, provides returns to the entire community.

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**Name:** Marimba Millions

**Subject:** Lower Hill District Take Down for Block G1 and Block G4

**Comment:** Dear Members of the URA Board of Directors:

I want to bring to your attention that the Development Team has still not signed a community reinvestment plan for Blocks G1 or G4, and that the Development Team abandoned the Hill District's only unified community voice for community development, the Development Review Panel. Additionally, the Developer was largely non-responsive to the Executive Management Committee's requests.

The two bodies asked for:

- A non-legally binding commitment to include **first-source hiring goals of 1 in 10 new employees** in tenant leases so that Hill District residents would have a chance of getting hired – **BPG and the Pens said NO.**

- A commercially reasonable amount of **affordable commercial space** in the Tower for small and Black-owned businesses so that outdoor kiosks are not the only option for these types of businesses – **BPG and the Pens said NO.**

- **Community Ownership** of the actual kiosks – **BPG and the Pens said NO.**

- Advisory and decision making **partnership with the community for their proposed Hill District Opportunity Zone Fund** which are known to potentially gentrify neighborhoods – **BPG and the Pens said NO.**

- **Reinvestment into the children** of the Hill District community by piloting a program such as Baby Bonds for low income families – **BPG and the Pens said NO.**

- **A commitment to fully fund the First Source Hiring Center** for the length of the development -- **BPG and the Pens said NO.**

We heard so many Nos that it's hard to believe that the Development Team's efforts rise to the level of "best efforts", as you required in May 2020 when they requested a preliminary take-down. The fact is, we had to ask the Development Team to stop asking for meetings since they were not making any substantive changes to their plan month to month.

The City Planning Commission discerned that "something is off" and conditioned their approval of Block G1 and Block G4, and so should the URA and SEA Board of Directors. The City Planning Commission required that the Development Team more transparently and effectively show how they are meeting community agreements in forthcoming developments as opposed to the Development Team being overly reliant on slick marketing and a handful of residents who got a gig.

I am here to alert you to the lack of partnership demonstrated by the Developer and the circumvention of the community process which has, unfortunately and perhaps unknowingly, been aided by the URA. The EMC and DRP are the only processes and only forums for the community to give deep dive input.

My request is that you demonstrate the highest level of discernment today and in the days leading up to the vote. I would encourage you to look beyond the headlines and marketing slicks, and to ask yourself the most critical questions:

- Why did the URA refuse the Hill CDC's request for a formal legal opinion on which members of the Executive Management Committee should be ineligible to vote on the Development Team's performance against the CCIP due to conflicts of interests? Currently, of the members whose scores you are looking at – four of them are paid employees or consultants that work for the development team. That includes, Kevin Acklin (employee of the Pittsburgh Penguins), Tracey

McCants Lewis (employee of the Pittsburgh Penguins), Irvin Williams (Consultant to BPG) and Glenn Mahone (former and possibly current Counsel to the Pittsburgh Penguins). While we may respect these professionals in general, there is no question that they are conflicted and should not be providing their recommendation to a body such as the URA on whether this plan measures up to the metrics in the CCIP. At the EMC level, each of these persons has declined to hire legal counsel specifically for the EMC to secure an opinion on how to deal with conflicts of the magnitude in question.

- Why did not the URA break out the projects so that Block G1 and Block G4 could be assessed on their own merits versus clustered together to give the appearance that they meet the goals of the CCIP? For example, the Tower has job opportunities, but fulfills no wealth building opportunities, cultural legacy goals or even long term job opportunities from tenants.

- Why is it ok for tax payers to provide tens of millions in subsidy for this project, for wealthy organizations, with no assurance of jobs by the Developer, beyond construction-related commitments?

- Why are most of the advocates who desire no additional community benefits employees of the developer, or business owners who are getting a contract? And why are they showing up in the final hours? Afterall, you can see for yourself that the community reinvestment programs have not substantively changed.

Finally, please ask yourself who is ready to stand accountable if the community members who are raising flags today turn out to be right when we look up in 2023 when the building opens?

Are you as individuals and public servants prepared for what is to come?

Pittsburgh keeps flying the banner of equity, and time after time, we keep falling short when the opportunities to make real change are presented.

### **We're better than this, *aren't* we?**

Marimba Milliones - Signatory of the Community Collaboration and Implementation Plan (CCIP)

- Member of the Executive Management Committee - President and CEO of the Hill CDC

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**Name:** Glenn Grayson Jr

**Subject:** Glenn Grayson Jr. Testimony URA May 26, 2021

**Comment:** Greetings,

When testifying, you are asked, "Do you swear to tell the truth, the whole truth, and nothing but the truth." I believe there have been some truth's provided by the development team and some that are not exactly the whole truth. Today, based upon my vantage point I would like to share just some of my truth's and the whole truth surrounding PAR's best effort in the Lower Hill Development.

The Truth. This development comes at a crucial time not only for the Hill District, but for Pittsburgh as a whole. I personally don't hear many opposing the redevelopment of the 28 acres site, and I cautiously welcome the development. This development was always complicated by many factors, and the pandemic only enhanced those factors. Lack of community investment, historic history of past wrongs, and a developer committed to continuing a development after a pandemic is no easy task. I understand the political, community, and financial pressure to secure a deal as soon as possible.

The Whole Truth. In agreeing to the current plan, without a condition of a signed community agreement and DRP approval will lead down the same path that the Hill District faced over 50 years ago. Yes, we can't afford to lose this deal, but also we can't afford to do the same thing expecting different results. That's called insanity. The community doesn't oppose the FNB tower, but opposes the Community Benefits that are being offered based upon a future multi-million dollar project. There is a true difference.

The Truth. BPG has made tremendous strides, and should be acknowledged for their current pre-construction MWBE numbers. They have attended some EMC meetings and calls. They have replied in some form to the community reinvestment plan. They have continuously presented many arguments on how they are achieving the CCIP requirements based upon their current plan.

The Whole Truth. The developer's current community reinvestment plan has not changed since the initial URA request in the May 2020 board meeting. The EMC and DRP have given numerous feedback. The amount of time, meetings, and undelivered promise documents have led to my pushback to the developer. The current plan provides no ownership, no rental opportunities for Hill District residents at a reduced rate, community collaboration, and all current money dedicated "to the community" will be held by government agencies. Negotiations take place when parties both agree upon making sacrifices to reach a deal. I understand not all requests can be met, but not one request from community partners has been agreed upon. The frustration, lack of timely responses, public propaganda, the changing of negotiation formats, broken promises, no sign agreement, the same proposal written in different forms saying the same thing has all led to where we are now. Again, I don't oppose the project, I oppose the current community benefits. There's a difference.

The Truth. Community members, community organizations, and government agencies, and the EMC all play a role in the insurance of the Community Collaboration Implementation Plan. The CCIP took many years and hard work to guide the future development of the Lower Hill. The implementation of CCIP has many layers and again is very complicated. Based upon personal perspective one can argue the CCIP is being met or unmet, but

The Whole Truth. Due to the complexity of all parties involved, is why the approval of the DRP is truly important. Each party listed above at some point in this project has had a conflict of interest. The importance of following procedures rather agreeing, or disagreeing with the process is extremely important. The process of ensuring true community feedback and

compliance is a major concern. The CCIP has to be met on all levels, at various points of time. The CCIP is not a one size fits all. Many who share in the want of the development, have never seen the community reinvestment plan. My job as an elected committee member of the EMC for the community is to ensure the community receives the best benefits. Not just what's best for the development.

Again, this is based upon my vintage point as an EMC member, and Hill District resident. I ask that if you vote today on moving forward, that you place a condition on a signed community reinvestment plan with additional changes and to encourage PAR to complete the DRP review process. I thank you for your time and consideration.

Sincerely,  
Glenn Grayson Jr

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**Name:** CCIP EMC

**Subject:** CCIP EMC Statement 5.26.2021

**Comment:** As members of the CCIP Executive Management Committee (EMC), we confirm our commitment to ensure the developer's adherence to the CCIP goals.

Both FNB and Buccini Pollin Group have responded to guidance from the EMC related to their responsibilities as outlined in the CCIP. Over the past year, they have improved and proven their commitment to the CCIP, with respect to the first phase of the Lower Hill redevelopment, specifically the FNB tower (proposed to be built on Parcels G-1 and G-4 on the Lower Hill), MBE hiring and hiring commitments, and the First Source Center to name a few.

Community development is not easy and a project of this magnitude is no different. The EMC has been actively reviewing the developer's community benefits plan and engaging in negotiations to oversee that the *entire* development is in alignment with the goals of the CCIP. Through these negotiations there has been some give and take. And while not all parties have been happy at all times, the proposed FNB tower project is an important first step that will ignite the equitable redevelopment on the Lower Hill, and offer economic community investment in the Middle and Upper Hill District after years of delays.

As you are aware, the first phase of the Lower Hill redevelopment has received final approval by the Planning Commission, and we support approval from the Urban Redevelopment Authority. Being that the Hill District has suffered from disinvestment for over 70 years; we believe this project is a historic first step in the right direction.

The work of the EMC will be ongoing, committed work that will oversee the entire redevelopment, and not just this single project or phase. Our work to ensure compliance with the CCIP will not cease. There is more work to be done by the developer in the future to reach the CCIP goals that we as members of the EMC are empowered to see come to fruition.

Respectfully submitted,

Tracey McCants Lewis  
CCIP EMC Board Member

Glenn Mahone  
CCIP EMC Board Member

Kevin Acklin  
CCIP EMC Board Member

Tyian Battle  
CCIP EMC Board Member

Irvin Williams  
CCIP EMC Board Member

Majestic Lane  
CCIP EMC Board Member



The Buccini/Pollin Group



May 3, 2021

## **An Open Letter to the Historic Hill District Community**

Dear Historic Hill Residents, Stakeholders and All Those Concerned:

We know you have heard a great deal over these last few weeks about the Lower Hill and we wanted to communicate with you, directly, because there has been some misinformation and negativity spread about our project that is simply inaccurate. We must set the record straight. The Development Team of the Buccini Pollin Group (BPG), Clay Cove Capital, First National Bank, and the Pittsburgh Penguins has been engaging in good faith for well over a year with the Community Collaborative Implementation Plan (CCIP) Executive Management Committee (EMC), with respect to the first phase of the Lower Hill redevelopment, the First National Bank tower and open space proposed to be built on Parcels G-1 and G-4.

To get this redevelopment done right, we hired several members of the Hill community to join the team --- Bomani M. Howze as Vice President of Development, Dr. Kimberly C. Ellis as Director of Community, Arts and Culture, Janai Smith of eHoldings, Inc. to handle our Minority and Women's Business outreach, Howard Graves, as the local architect, Lakeisha Byrd, an architect working on the Open Space and Rick Southers of On the Run Images to support our marketing efforts. These colleagues are joined by other Hill Community members such as elected officials, State Representative Jake Wheatley and City Councilman Daniel Lavelle, URA Deputy Director Diamonte Walker, Tyian Battle of ACH Pathways and Marimba Milliones of the Hill CDC. America needs a new model for equitable development, and we are working with Hill District stakeholders to create it. We are particularly grateful to Councilman Daniel Lavelle for his determined leadership to help elevate our engagement efforts.

As a result of the ongoing engagement, the project has been improved and is further aligned with the goals of the CCIP, which was created in 2014, long before our specific development was identified. The proposed FNB mixed-use tower project is a powerful economic catalyst that will kick start equitable redevelopment on the Lower Hill, after more than a decade of disinvestment, development delays and parking lots. Several of our colleagues participated in the creation of the CCIP back in 2014. They are struck by how many of the right notes this first project hits and how much more development and reinvestment it will undoubtedly unlock – if given the chance to advance out of the starting blocks!



We respect you enough to be fully transparent about our commitments. The following are not lofty promises; but contractually binding commitments of the development team that are a direct result of engagement with the CCIP Executive Management Committee and the Historic Hill District community:

- ✓ \$7.5M of the LERTA (50% share of developer's economic incentives from the "Local Economic Revitalization Tax Abatement) for Parcel G-1 will be advanced by the development team at closing and deposited into the Greater Hill District Reinvestment Fund in coordination with the URA. This "Day One" funding exceeds the CCIP requirements for incremental reinvestments by over a decade and the community will receive 50% of any amounts generated beyond the initial funding.
- ✓ \$3M of the Parking Tax Diversion for Parcel E will be advanced at closing from a loan made possible by First National Bank and deposited into the Housing Opportunity Fund so that roofs across the Hill District can be fixed and that residents can access funds to afford down payments on new homes. The community will receive annual Parking Tax Diversion amounts generated beyond that initial monetization as well.
- ✓ The development team has committed to raising a \$5M Opportunity Zone Fund, for direct investment in real estate projects in the Hill District to offset the impact of gentrification, and further committed to engaging with the Hill District on potential investments from the Fund that will benefit the neighborhood.
- ✓ Just last week, FNB has committed to investing an additional \$5M in funding toward closing gap funding for real estate projects in the Hill District.
- ✓ And 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.
- ✓ The development team has completed the renovations of the First Source Center at the Hill House together with TD Construction (co-owned by Derrick Tillman and Darnell Dinkins), which will open in late May, and has committed to funding operations for at least 10 years at the budget agreed to with the Partner4Work.
- ✓ The development team has committed to meeting with the EMC to consider a crowd-sourcing funding mechanism for future developments on the Lower Hill, including for the benefit of Hill District businesses and residents seeking to establish businesses in the Lower Hill.
- ✓ The Penguins have raised over \$2M toward the installation of the Curtain Call, have engaged artist Walter Hood and Cosmos Engineering, and have committed

to engaging with the community over the next few months toward building the Curtain Call on the Lower Hill open space.

- ✓ The development team has committed to support arts entrepreneurs and business incubation in the urban open space, led by Dr. Kimberly C. Ellis, and is committed to engagement with stakeholders, artists and entrepreneurs to make sure the open space honors the history of the Hill District, creates a sense of place and is welcoming to all.
- ✓ The development team has committed to making much needed repairs of Freedom Corner (Including a kiosk and etchings) and annual maintenance a part of the operations budget for the open space.
- ✓ The development team received unanimous approval from the City's Equal Opportunity Review Commission (EORC) for its M/WBE plans, and currently has demonstrated 41% M/WBE participation for predevelopment, through millions of dollars in contracts for local Black owned and women owned businesses. There will be tens of millions of dollars of contracts available for Black owned and women owned construction businesses in the coming months.
- ✓ We have given multiple presentations from the development team's design team (led by Gensler), construction team (led by PJ Dick) and diversity supplier consultant (Hill District-based eHoldings) to confirm the team's minority and women's business inclusion plans and workforce development roadmap.
- ✓ The development team has committed to exploring its partnerships with FNB, contractors/consultants, the URA and Catapult to identify programs that can alleviate poverty and advance generational wealth including support for the Career Technology & Education (CTE) Program at UPREP Milliones High School and STEM scholarships for local, post-secondary education. The development team, Penguins and leadership of the trades recently met with PPS' Angela Mike and are pursuing federal funding for expanding opportunities for CTE grads to enter the building trade unions.

Our plan is to attend to people, businesses and the community, not just buildings. Our plan is to meet or to exceed the CCIP plan to which we signed our commitment back in April of 2019. On March 31, the Hill CDC circulated a letter with several additional requested commitments from the development team. We have remained engaged in communication, beginning with an April 8<sup>th</sup> response; and yet, the community was told we never issued a response. The idea that these demands were "unmet" and only "partially met" were highlighted, whereas what we were actually offering was only shown in a red and yellow grid, in a table with too small of print for the community to actually read. Nevertheless, this weekend, we made further changes as a result of that

engagement, to accommodate the new items in the Hill CDC letter. While all of the Hill CDC's requests are certainly good ideas that advance the Hill District, not all of them can be met, as those commitments would undermine the entire project, future phases and the delivery of this broad reinvestment in the people and business of the Greater Hill. Further delaying and/or losing this opportunity would be an unacceptable outcome for the Lower Hill redevelopment, and the entire Hill District.

Humbly, we are grateful for the enthusiastic support we have already received from Hill District residents and stakeholders and believe this first phase of the Lower Hill redevelopment is worthy of advancing toward final approval by the Planning Commission. This hearing is scheduled for Tuesday, May 4, and we are requesting your support. The Hill District has suffered from disinvestment for over 70 years, and we believe this project is a historic first step in the right direction. We have a lot of work ahead of us and with your help we can build a project and revitalize a community in a way that we can all be proud of. This is just the beginning – at last. We remain committed to honoring and repairing some of the harm done (harm which extends beyond any development project) and holding ourselves accountable to the CCIP, and to continuously engaging with and providing resources for the Historic Hill District community for many years to come.

Sincerely,

***Kimberly, Bomani, Chris, Boris, Amachie and the entire BPG Team***

JAKE WHEATLEY, JR., MEMBER

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House of Representatives  
COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

DEMOCRATIC CHAIRMAN  
PROFESSIONAL LICENSURE COMMITTEE

May 26, 2021

Dear URA Board of Directors:

As State Representative of the 19th Legislative District and a resident of the Hill District, I have participated in numerous discussions, meetings, relating to the Lower Hill District site. I have worked with the Penguins and other community leadership for many years, and I am glad to see these efforts moving forward in the advancement and development of the Lower Hill.

For many years, our goal has been to help build consensus with the Penguins and their development team, along with the community, to work together for the benefit of the Hill District.

Today as this project continues to move forward into its next phase, we as a community are ready to move forward with equitable development on the Lower Hill. I stand in continued full support alongside Councilman Lavelle, other elected and non-elected leaders, and respective development teams to move forward with this development in this phase.

It is a worthwhile effort, and I am thankful for everyone's willingness to be a part of our community and to make the commitment and investment in the Historic Hill District. Now is the time for all of us to continue to work for a much better outcome for all our residents, businesses, and organizations!

Thank you.

A handwritten signature in black ink that reads "Jake Wheatley, Jr." with a stylized flourish at the end.

Jake Wheatley, Jr., Member  
19<sup>th</sup> Legislative District  
Chair (D), Professional Licensure Committee  
Pennsylvania House of Representatives