

[REDACTED]

[REDACTED]

Warning: This email generated from an external sender!  
DO NOT CLICK links if the sender is unknown, and NEVER provide your password.

[REDACTED]

[REDACTED]

[REDACTED]

Following are our responses to the items requested by the DRP:

**1. GHDMP/CCIP/Term Sheet Matrix – include all GHDMP Assessment Items from the Self-Evaluation, all CCIP Action Items, All Term Sheet Items and how this particular parcel fulfills them**

- The Block G CCIP Commitments were summarized in both the Q+A with DRP (back in February) and in the March 4 and April 1 DRP presentations, during which design-phase procurement commitments were reviewed in detail with the DRP Board. The development team facilitated a follow-up presentation of construction phase M/WBE procurement plans by the PJ Dick outreach team to the CCIP EMC on Friday, 5/1. Several members of the DRP Board participated.
- The development team seeks to avoid multiple, overlapping scorecards and summary matrix documents. The attached CCIP summary includes key achievements and objectives across all CCIP Focus Areas for the G block parcels (G1 and G4) associated with the FNB-anchored project and also captures commitments made during the October 2019 preliminary take down of parcels E and B. This matrix (dated 5/23) will be the basis for future updates of progress and status. The development team will work with the CCIP administrator to communicate important updates and milestone achievements on a regular basis in support of accountability and transparency objectives.
- By design and intent, the plans for the redevelopment of the FNB-anchored Block G parcels (that were first submitted to the DRP in early January and since then reviewed with the Board) are broadly consistent with the Greater Hill District Master Plan and support many of its expressed goals. This was affirmed in the self-evaluation that accompanied the complete application material and readily apparent in subsequent presentations and clarifications. As the GHDMP was not formally recognized by the City and the development team has affirmed its commitment to achieve CCIP focus areas, we will continue to retain a sharp focus on meeting and exceeding CCIP

objectives. Accordingly, a summary of these extensive efforts to achieve balanced / equitable development goals can be found in the attached matrix dated 5/23.

**2. MBE Plan - how you plan to achieve commitments with schedule, metrics, accountability, and budget. Please also include a racial breakdown of all MBEs, WBEs, VBEs, and DBEs still identifying which ones you have had discussions with, proposals received, and contracts executed**

- BPG has presented elements of its inclusive procurement plan (schedules, metrics, points of contact and accountability) over the past 9 months+, has presented specific plans from its design (Gensler) and construction management (PJ Dick) outreach teams and has circulated these plans in narrative form to the CCIP EMC and URA for review. Key elements include:
  - The M/WBE database (contacting every business!)
  - Outreach used to present opportunities (the newsletter, intake form, community meetings, RFQ, and collaboration with organizations)
  - Requiring M/WBE inclusion plans from lead designers and contractors
- Commitments in place of \$2M in design contracts for M/WBE firms (far beyond discussion stage with these firms and into proposal review and pre-construction coordination). However, we can't start executing any contracts until the senior lender (FNB) approves the form of contract for Gensler. Development team will provide racial breakdown in subsequent report to CCIP EMC as part of contracting effort
- The ongoing outreach effort will be funded in a manner consistent with our CCIP affirmation, as both the construction and development budgets anticipate substantial internal and third party/consulting resources necessary to achieve CCIP Commitments. BPG and PAR have already incurred hundreds of thousands of dollars to date related to community engagement staffing, planning and outreach. These efforts and investments will only expand as projects accelerate to ground breaking and launch

**3. Term Sheet evidencing what will be legally binding commitments from PAR, BPG, and FNB with regard to this parcel**

- Commitments approved by URA on May 21, 2020 include:
  - Monetization of G1 LERTA
  - Monetization of E Parking Tax Diversion
  - Agreement with Partner 4 Work (P4W)

**4. NOTE: In crafting the above documents, please refer to and address the bullet points from the summary of concerns (sent in a previous e-mail) as well as the ways in which you plan to improve the areas you needed the most improvement from the GHDP and the CCIP (also sent in a previous e-mail)**

- The Block G CCIP Commitments were summarized in both the Q+A with DRP (back in February) and in the March 4 and April 1 DRP presentations, during which design-phase procurement commitments were reviewed in detail with the DRP Board.
- CCIP
  - **Wealth Building**

- Working with non-profits [like the Riverside Center for Innovation] to offer programs to help smaller MWBE firms build critical capacity for growth
  - Seeking investments from minority-owned investment partners (numerous equity investment proposals submitted)
  - Anchor Commercial Tenant (FNB) will assist with overall wealth-building goals for the redevelopment by offering 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
- **Coordinated Development Strategies**
    - Project will add to the reestablishment of the Lower Hill as the gateway to the Greater Hill District and will be the cornerstone of the Lower Hill commercial development
    - Project tax abatement (LERTA) shared 50-50 with the Greater Hill Reinvestment Fund and to be monetized with FNB per commitment letter
    - Planning for the G1 project also includes extending sustainable District Energy to the Lower Hill redevelopment site and beyond
    - Building capacity in coordination with CCIP EMC to track compliance metrics
    - Parking Tax Diversion funds (years 1-20) from parking district including the G1 garage to support Greater Hill District housing stabilization goals
    - The project creates a destination public open space that benefits the entire community, as part of the overall open space master plan that exceeds the PLDP requirements
  - **Legacy**
    - The Lower Hill has been the historic marketplace of the Greater Hill District and this project is the critical catalyst to reestablish that marketplace in coordination with other development activities in the Centre Avenue corridor
    - Project will be a cornerstone for reestablishing pedestrian and vehicular connections with the Greater Hill District
    - The FNB Financial Center doesn't just add to the city skyline, but it also provides an inclusive, welcoming Public Open Space, re-storing a visual, recreational, commercial and pedestrian connections between Hill District and downtown along Wylie Avenue
  - The attached CCIP summary includes key achievements and objectives across all CCIP Focus Areas for the G block parcels (G1 and G4) associated with the FNB-anchored project and also captures commitments made during the October 2019 preliminary take down of parcels E and B. This matrix (dated 5/23) will be the basis for future updates of progress and status. The development team will work with the CCIP administrator to communicate important updates and milestone achievements on a regular basis in support of accountability and transparency objectives.

## 5. Signature page of the Statement of Affirmation

- COMPLETE and sent to Hill CDC on May 11, 2020 (attached)

[REDACTED]

[REDACTED]

Lower Hill  
CCIP Compliance Summary at G1 and G4 Take Down

	Action Item	Responsible	Status
CCIP Focus Area 1	M/WBE Inclusion	Engagement with local and regional M/WBE certified contractors within growing database built and managed by developer	BPG Ongoing engagement. Database now over 300 M/WBE firms -- with continued refinement by stakeholders, partners and subject matter experts
		30% MBE & 15% WBE inclusive procurement targets for Construction Manager and Architect of Record contracts	BPG/Gensler/PJ Dick Ongoing. Inclusion plans presented to CCIP EMC and other Pittsburgh Authorities. AOR and CM have CCIP commitments in contracts. Over \$2 million in M/WBE commitments in the pre-development of the first commercial phase. Awaiting approval of contract templates from Senior Lender
CCIP Focus Area 2	Job Creation, Local Inclusion & Workforce Development	Partner:4 Work Agreement: - First Source Center - Coordination of apprenticeship programs - Management of recruitment and intake process - Overall Clearinghouse for development jobs - Future operations skills training workshops	PAR/P4W PAR, Lower Hill Developer and P4W finalized MOU May 2020
		Commitment from Construction Manager to meet 20% Minority Workforce Goal	PJ Dick Part of PJ Dick Commitment in contact. Workforce plans presented to CCIP EMC and DRP Board members 5/1/20
CCIP Focus Area 3	Inclusionary & Homeownership Programs	Parking Tax Diversion funds (years 1-20) from parking district to support community housing stabilization goals and will be monetized at closing.	Development Team and Anchor Tenant (FNB) Commitment Letter with FNB Executed 5/20/20
		1st Phase of multifamily housing development being led by local, minority-owned real estate development firm and will offer a range of residential units with 20% below market rent levels	Intergen Submitted Block B for Preliminary Take Down and seeking financing
CCIP Focus Area 4	Communications, Reporting, & Tracking	Regular cadence of public meetings, stakeholder outreach and dissemination of project updates to CCIP EMC and beyond	BPG/PAR Ongoing Initiated draft of Summer 2020 Newsletter
		PAR helped secure funding for CCIP EMC Administrator salary to assist with tracking and compliance metrics	BPG/PAR CCIP EMC Administrator on board as of early May 2020 Will continue to provide bi-weekly progress summaries to CCIP EMC in collaboration with Administrator
CCIP Focus Area 5	Wealth Building Initiatives	Seeking investments from numerous minority-owned investment firms	BPG/PAR Ongoing Direct Solicitations and due diligence
		Working with non-profits [like the Riverside Center for Innovation] to offer programs to help smaller MWBE firms build critical capacity for growth	BPG Ongoing. Connected with several non-profit partners. Resources offered to those interested in development opportunities and beyond.
		Concept plans for retail kiosks on Block G open space and complementary mixed used development on block E to include retail business incubator in coordination with the URA Catapult program	BPG Awaiting guidance from URA on Catapult space design and operating requirements Established kiosk concepts as part of Gensler master plan update
		<b>FNB Greater Hill District Wealth Building Initiatives:</b> -Expand Partnership with Hill District Federal Credit Union - Community Financial Literacy Programming for individuals - SBA Loan Partnership Programming - Community Programs (Fund My Future, BankWorks, Year Up, NPP)	BPG/PAR/FNB FNB public impact plan is part of G1 final Take Down Plan approved by URA on May 21, 2020
CCIP Focus Area 6	Culture & Community Legacy Initiatives	The Lower Hill has been the historic marketplace of the Greater Hill District and this project is the critical catalyst to reestablish that marketplace in coordination with other development activities in the Centre Avenue corridor	BPG/PAR Part of current conceptual plans
		The FNB Financial Center doesn't just add to the city skyline, but it also provides an inclusive, welcoming Public Open Space, re-storing a visual, recreational, commercial and pedestrian connections between Hill District and downtown along Wylie Avenue	BPG G1 & G4 Take Down in progress
		Vibrant neighborhood history to be celebrated with urban design best practices and interactive public art from highly-esteemed Walter Hood	PAR Walter Hood under contract for Curtain Call
CCIP Focus Area 7	Coordinated Community Development Strategies	Project will add to the reestablishment of the Lower Hill as the gateway to the Greater Hill District and will be the cornerstone of the Lower Hill commercial development	BPG/PAR G1 & G4 Take Down in progress
		Planning for G1 project includes extending sustainable District Energy to the Lower Hill Redevelopment site and beyond	BPG/PAR Negotiating term sheet with Clearway Energy
		The project creates a destination public open space that benefits the entire community, as part of the overall open space master plan that exceeds PLDP requirements	BPG/PAR G1 & G4 Take Down in progress
		Project tax abatement (LERTA) to be monetized and shared 50-50 with the Greater Hill Reinvestment Fund to seed neighborhood economic development	BPG/PAR/FNB Commitment Letter with FNB Executed 5/20/20
		Rescue 2/EMS 14 Station	BPG/PAR Ongoing discussions with city of Pittsburgh Department of Public Works
		Coordination with New Granada Theater	BPG & Live Nation Development Team to schedule coordination kickoff with Hill CDC July 2020 (as Live Nation lease not finalized until March)
		Coordination with Recreational/Community facilities (Ammon/Macedonia church)	PAR URA helped facilitate Ammon/Macedonia Work Plan Meeting scheduled for mid-June

Included in Block E Term Sheet

**STATEMENT OF AFFIRMATION**

As a developer for a portion of the Development Site, the undersigned endorses this Lower Hill Redevelopment Community Collaboration and Implementation Plan and will use commercially reasonable efforts to collaborate on its implementation.

On behalf of LOWER HILL DEVELOPER LLC

By:

Title:

Date

4/8/2019

Authorized Signatory