

**VIRTUAL  
COMMUNITY  
MEETING**  
**APRIL 30 | 6:00 PM**

LOWER HILL

BUCCINI  
POLLIN  
GROUP



**APRIL 30, 2024**

**Welcome and Introduction**

**Block G FNB Financial Center**

**Impacts & Opportunities**

**FNB Building Delivery**

**Small Business Kiosk Update**

**The First Source Center**

**Operational Update**

**Events and Job Updates**

**Reinvestment**

**Block E Music Venue and Parking**

**Block B Residential**

**Thank You + Q&A**

**Presenters**

Boris Kaplan  
Senior VP of Development  
Buccini Pollin Group (BPG)

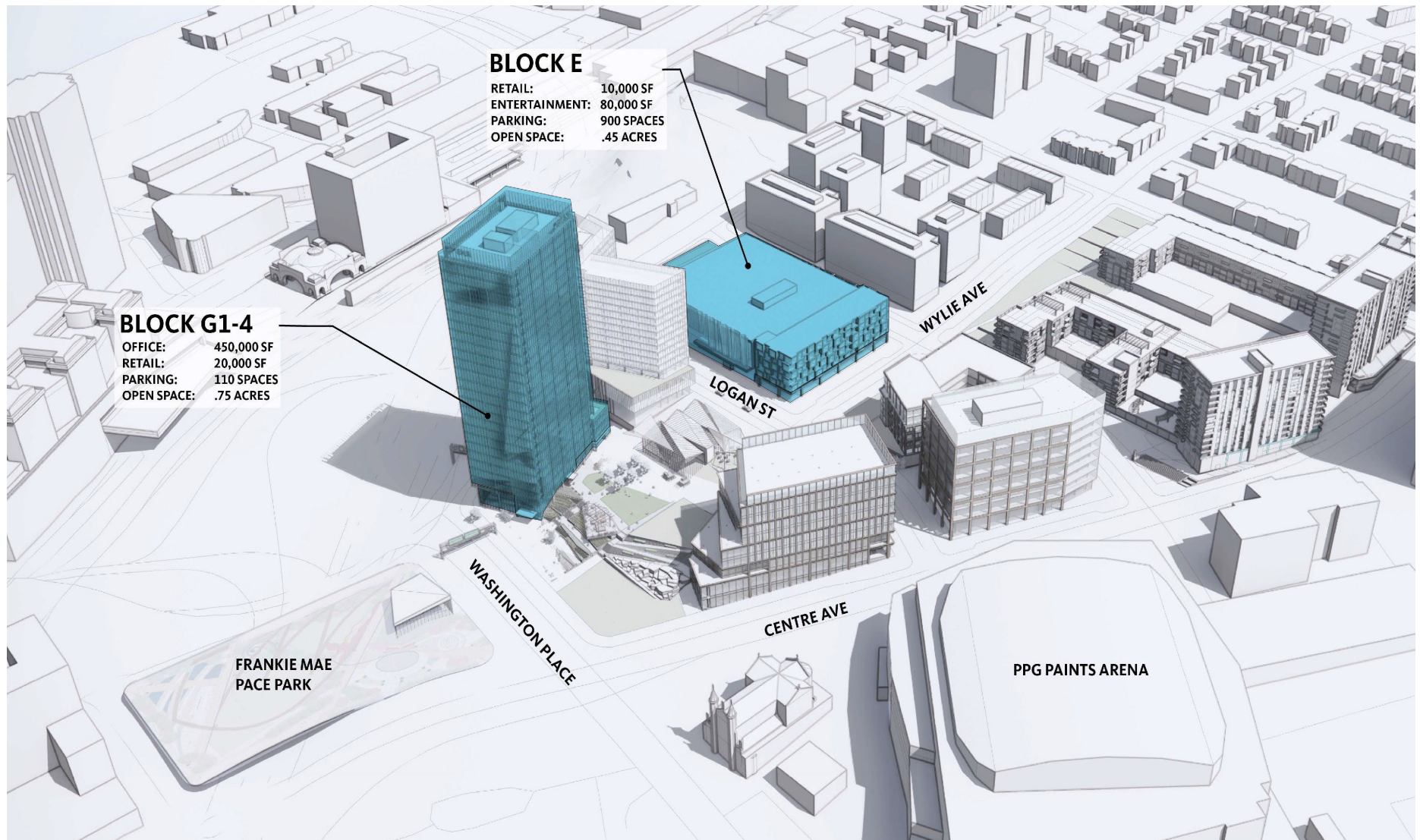
Bomani Howze  
VP of Development  
Buccini Pollin Group (BPG)

Dr. Kimberly Ellis  
Director of Community, Arts & Culture  
Buccini Pollin Group (BPG)

Jessica Jeffries  
Development Coordinator  
Buccini Pollin Group (BPG)

Craig Dunham  
SVP Development  
Pittsburgh Penguins

# Lower Hill District Program – Block G Updates



# FNB Financial Center – Updates

## BY THE NUMBERS

### MWBE:



**\$46 million** in construction contracts for Minority- or Women-owned Business Enterprises (MWBEs) which is 40% of total

**\$25.1 million** for Black-owned businesses

**\$12.1 million** in additional Minority-owned businesses

**\$8.6 million** for women-owned businesses

**78**

commitments to MWBEs on FNB Financial Center project alone



**\$40 million** paid to MWBE's as of March 2024

### HOURS WORKED:

**496,843**  
total on project

**16% minority**  
hours worked  
(79,427)



Total workers on site: **225**  
in March 2024

### COMMUNITY WORKFORCE ENGAGEMENT:

#### First Source Center:

The FSC serves as a workforce development center and a resource hub for individuals interested in employment opportunities in the Lower Hill Redevelopment and greater Pittsburgh region.



### AS OF MARCH 2024:

**3,289** individuals engaged with FSC regarding work opportunities/training programs

**326** new construction jobs with 76 of those minority workers



## NEW LEASES

**GH**

ADVERTISING

**COHEN  
SEGLIAS**

**BDO**



# FNB Financial Center – Building Opportunities

CCIP FOCUS AREA:  
M/WBE Inclusion

<b>FNB Financial Center</b>	<b>Pre-Development</b>	<b>Construction</b>	<b>Operations (Post Construction)</b>
Target Bid Release Period	100%	100%	Q1 & Q2 2024
# of Identified DBE Businesses	136 businesses, 10 from the Hill District	193 businesses, 4 from the Hill District	35 business in our database based in Pittsburgh
Remaining Awards	None	Core and shell - None Interior Fit out - Pending	All
Active Engagement	28% MBE 13% WBE 41% Total	32% MBE 8% WBE 40% Total	TBD
# of MWBE Contracts	30 Contracts	48 Contracts	TBD



# Reinvestment Progress Updates

CCIP FOCUS AREA:  
M/WBE Inclusion

## TOTAL SUBCONTRACT AWARDS \$112,173,706.00

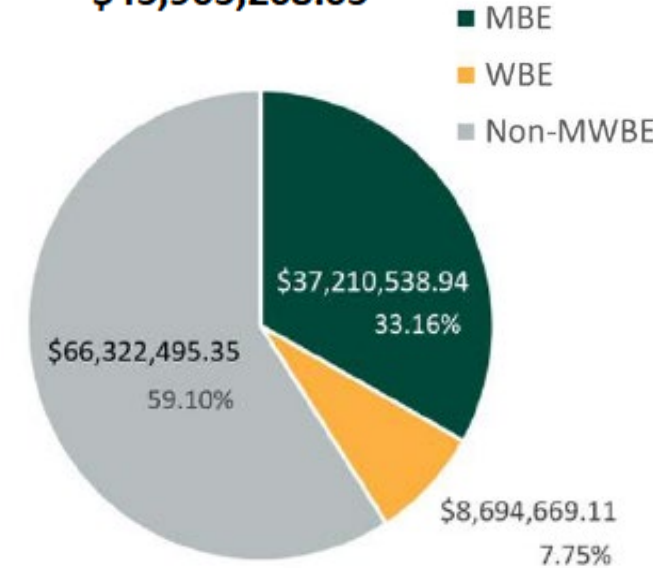
To date, the FNB Financial Center project has made contract commitments to 78 M/WBEs across Construction and Pre-Development

- **\$37 M in contracts to Minority-Owned Businesses (32%)**
- **\$25.1 M to Black-Owned Businesses (24%)**
- **\$8.6 M to Women-Owned Businesses (8%)**
- **Construction commitments to 47 M/ WBEs ranging from \$15k to \$7.4 M**
- **Construction on the FNB Financial Center is approx. 85% complete, and minorities have accounted for 19% of the on-site labor**



## MWBE Awarded Subcontracting Values

**\$45,905,208.05**



## WORKFORCE UTILIZATION SUMMARY TO DATE

### Workforce in Current Month

**12%** Minority Hours Worked [2,100]

**4%** Female Hours Worked [782]

Total Workers on Site (current month) **225**



### Cumulative Workforce

**16%** Minority Hours Worked [79,427]

**3%** Female Hours Worked [14,023]

Total Minority Workers on Site (to date) **153**



# FNB Financial Center

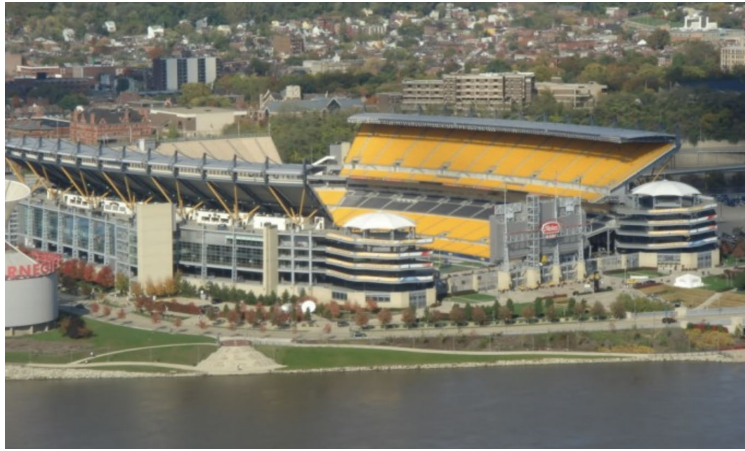
## Contractor Spotlight: Butler Landscaping

CCIP FOCUS AREA:  
M/WBE Inclusion



**Butler Landscaping**

*Motivated By Excellence*



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# FNB Financial Center

## *Future Opportunities for Operations and Property Management*

CCIP FOCUS AREA:  
M/WBE Inclusion

### **CONTRACTOR REQUESTS FOR PROPOSAL (RFPS)**

- **Security – FNB** (sent to contractors)
- **Landscaping** (May 2024)
- **Janitorial** (May 2024)
- **Window Washing** TBD
- **Fire Sprinkler** TBD
- **Pest Control** TBD
- **Snow Removal** TBD

### **INTERESTED PARTIES SHOULD CONTACT:**



Email: [lowerhillopportunities@gmail.com](mailto:lowerhillopportunities@gmail.com)  
Subject line: 2024 *RFP*





# Capacity Building

## Access to Capital Program

CCIP FOCUS AREA:  
Wealth Building Initiatives

- **Access to Capital Program (funded by FNB) makes first award to small, local subcontractor on Lower Hill project**

### Small Contractor Line of Credit Program

The **Small Contractor Line of Credit Program** supports construction, architectural, and engineering companies taking on projects that require access to working capital.



**ura**

Urban  
Redevelopment  
Authority  
of Pittsburgh

For details call or email:  
**Lynette Morris**  
**412.255.6547**  
**lmorris@ura.org**



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**OLMEC**  
DEVELOPMENT COMPANY

# Kiosk Updates

## *Small Business Capacity Building*

CCIP FOCUS AREA:  
Wealth Building Initiatives

### Wylie Avenue Kiosk Concepts



## UPDATES



- **Virtual Office Hours (we've moved)**
- **In-person meetings by appointment only**
- **Refreshing partner list and workforce development collaborations**
- **Continuing to follow up on open cases**
- **Developing a new program – STAY TUNED**
- **Currently recruiting for construction training cohorts – Pittsburgh Gateway's ITCT, APRI's Breaking the Chains of Poverty, CARP, BankWork\$**



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## *Outreach and Engagement*

CCIP FOCUS AREA:  
Job Creation and  
Workforce Development



### **Career Fair + CTE HIRE Learning**



## **August Wilson Birthday Block Party**



For details call or email:

**The First Source Center**

**412.223.7890**

**[lowerhillopportunities@gmail.com](mailto:lowerhillopportunities@gmail.com)**

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## HILL WORKS Program



- Free 5-week training program
- An Introduction To The Construction Trades course
- Classes held at the Energy Innovation Center and The Lower Hill Site
- Opportunities for employment on The Lower Hill, etc., upon graduation

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If interested email:

[lowerhillopportunities@gmail.com](mailto:lowerhillopportunities@gmail.com)

Put in the subject line: *Hill Works*

# Reinvestment Update



May 3, 2021

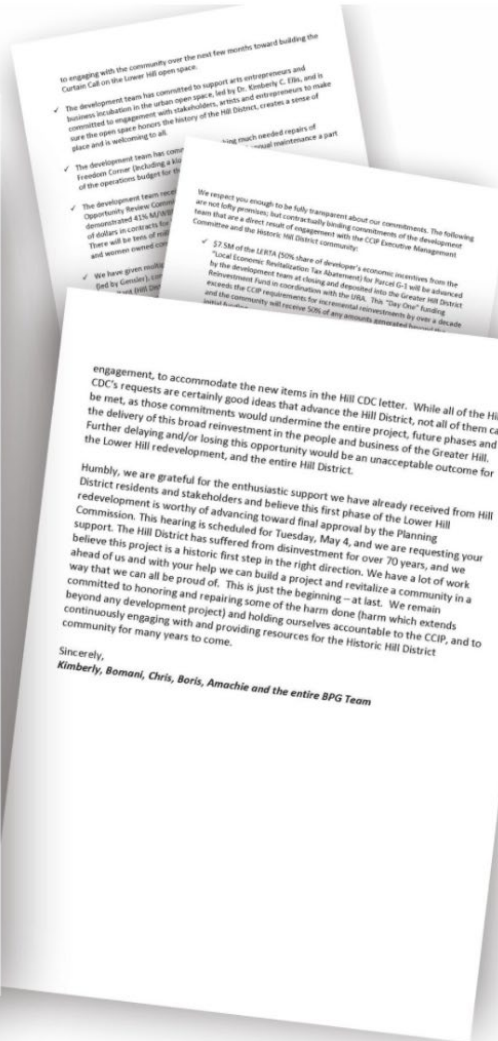
## An Open Letter to the Historic Hill District Community

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, Tylan Battle of ACH Pathways and Marimba Millions 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!



# Shared Lower Hill LERTA Tax Abatement Program

CCIP FOCUS AREA:  
Coordinated Community  
Development



Urban  
Redevelopment  
Authority  
of Pittsburgh

- **LERTA Delivered by FNB Financial Center and monetized by FNB \$7.18 Million, Sept 2021**
- **GHDNRF – Greater Hill District Neighborhood Reinvestment Fund**
- **\$465,000**
- **Received 285 Applications**
- **20 – 23 Awardees**



## LOWER HILL LERTA & GHDNRF

Learn more about the Lower Hill Local Economic Revitalization Tax Assistance program and the Greater Hill District Neighborhood Reinvestment Fund and its Advisory Board



# Block E Music Venue and Garage



**4,500 Person**  
MUSIC VENUE (INDOOR ONLY)

**900 Space**  
PARKING GARAGE

**.45 Acre**  
OPEN SPACE

**50 – 50**  
LERTA SPLIT WITH  
GREATER HILL DISTRICT  
NEIGHBORHOOD  
REINVESTMENT FUND

**30%**  
MBE CONTRACTING

**\$ Millions over 20 Years**  
FOR HOUSING REHABILITATION AND STABILIZATION FUND  
FROM PARKING TAX DIVERSION

**RECURRING REVENUE FOR THE HILL**  
FROM \$2 PER PAID TICKET SURCHARGE ON EVENTS AT  
THE BLOCK E MUSIC VENUE

**10,000 RSF**  
GROUND FLOOR COMMERCIAL SPACE  
(WITH LOCAL BUSINESS INCUBATOR AND EMS  
FACILITY)



# Block E Music Venue and Parking Garage

**2019 Term Sheet – identified key community reinvestment concepts**

**Garage and Venue plans presented through 2021 and 2022 with Approvals in early 2023**

**Originally Garage was the first project, followed by Venue**

**Live Nation desires to start construction in Fall 2024 and open in Q1 2026.**

**Current direction:**

- **Separate the two projects**
- **Venue moves forward towards a Fall start of construction**
- **Garage proceeds separately**
- **PAR has submitted a new Take-Down Notice to URA and SEA**
- **Subdivision of block into two parcels**
- **PAR acquires land from SEA**
- **Live Nation, an affiliate of Fenway Sports Group, constructs, owns, and operates the Venue.**

**PAR is seeking URA and SEA actions in May and June**



# Block E Music Venue and Parking

CCIP FOCUS AREA:  
Coordinated Community  
Development

## **The URA and SEA May 2023 Conditions of Approval are assigned to the separate projects:**

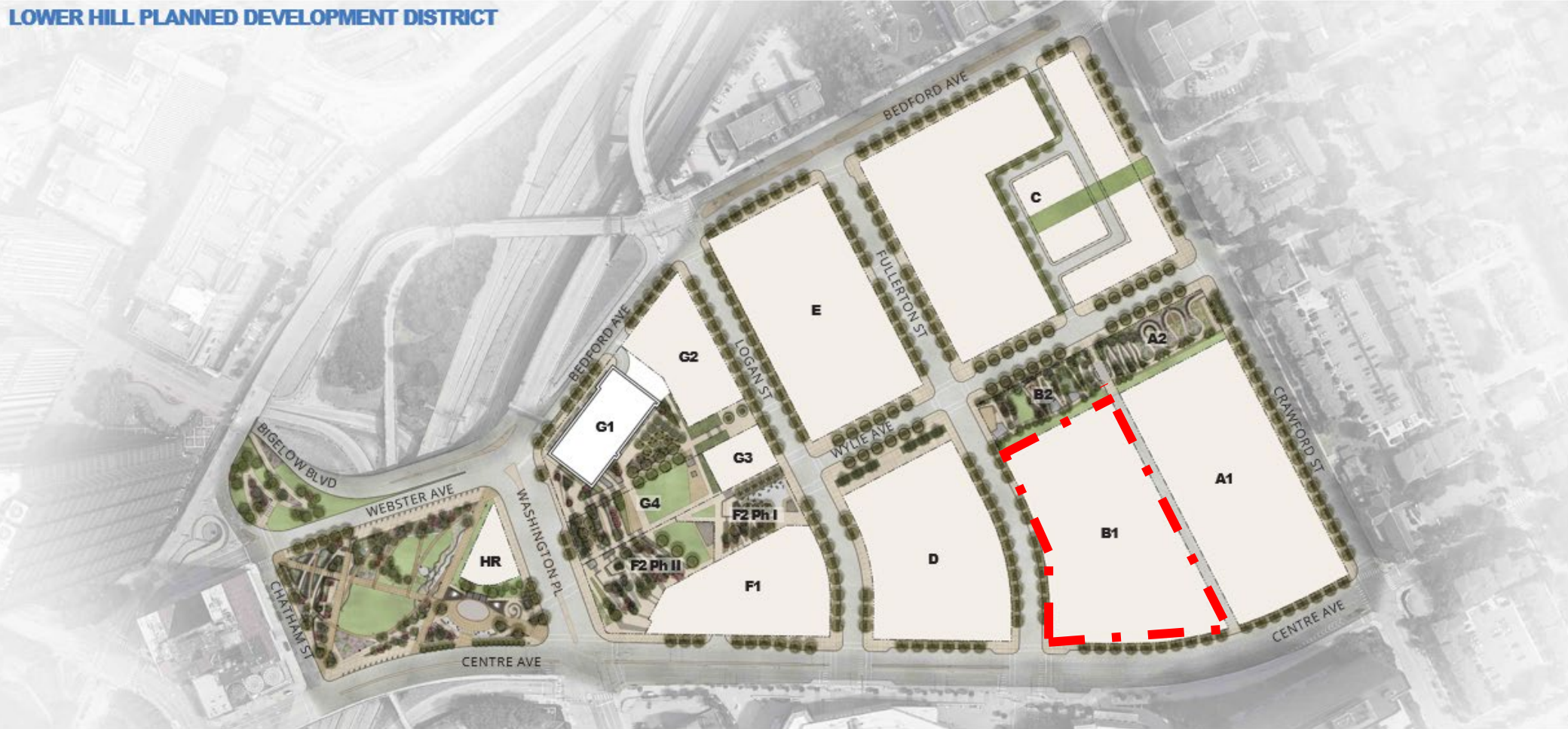
PAR proposes that the May 2023 URA and SEA Board Conditions of Approval be assigned to the separate projects:

- a. **Venue (E2)**
  - i. **\$2 per patron Ticket Surcharge for 10 years**
  - ii. **1,200 sf Wylie Avenue small business Incubator Space**
  - iii. **New Granada Theater Booking Agreement with Live Nation: 25 events per year for 5 years**
  - iv. **New Granada Theater \$100k contribution by Penguins: (Complete)**
  - v. **M/WBE and Workforce commitments consistent with the CCIP**
  - vi. **LERTA: annual contribution with future evaluation of capitalization**
  
- b. **Garage (E1)**
  - i. **Parking Tax Diversion: 25% to Housing Stabilization Fund over 20 years**
  - ii. **Construction of Rescue 2 Station**
  - iii. **Contribution to City for Ammon Recreation Center improvements (\$900k)**
  - iv. **M/WBE and Workforce commitments consistent with the CCIP**
  - v. **LERTA: annual contribution with future evaluation of capitalization**
  
- c. **New Granada Theater event parking: 250 free spaces for 5 years for when the New Granada Theater opens.**



# Update on Block B Residential

LOWER HILL PLANNED DEVELOPMENT DISTRICT



# Update on Block B Residential

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# Update on Block B Residential

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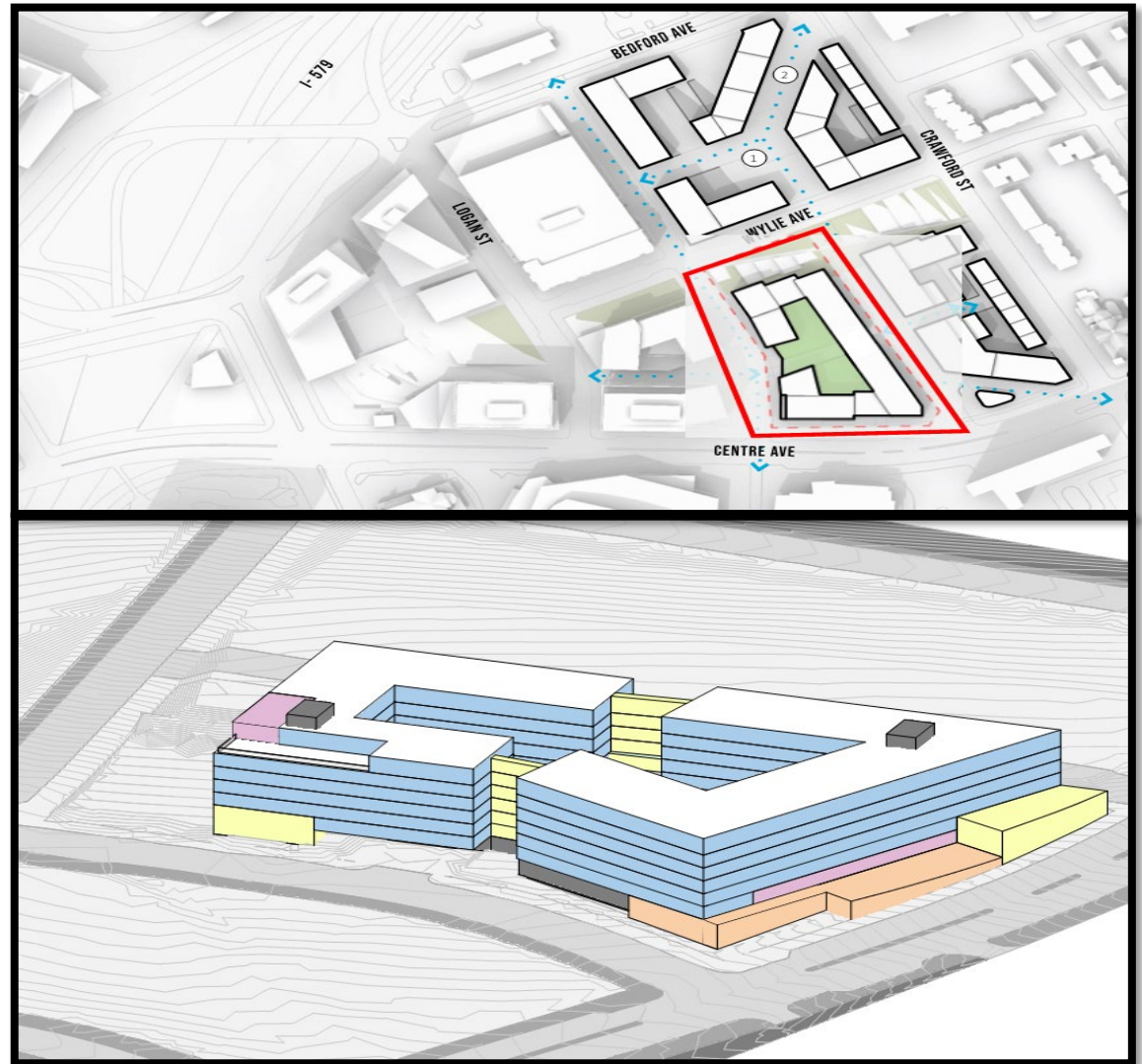
## Lower Hill Residential Partnership



# Active Projects: Block B – Residential

## *Status / Issues*

- **Commitment to 20% affordability**
- **BLTa-Perkins Eastman, Robert P. Madison, design partners created updated development concept**
- **Letter of Intent submitted to URA/SEA and Mayor's Office**



# Looking Ahead...

## Freedom House Citywide Celebration – May 15, 2024



## Freedom House Citywide Celebration



WED  
MAY  
15

Frankie Pace Park 3-5 PM  
Freedom House History Tour 5-7 PM  
Ends at August Wilson House

From the Historic Hill District to the World  
Honoring Freedom House Ambulance Service,  
the Birthplace of Paramedics and Modern EMS.  
<http://FreedomHouseCelebration.eventbrite.com>

**Why Are We Celebrating Freedom House?**  
Founded in 1967,  
Freedom House is the United States' First Modernized Ambulance Service  
The First Paramedics  
The First Mobile Intubation  
The First Emergency Medical Training Service  
Modern EMS would not exist without Freedom House!



Shuttles are available from Omni William Penn Hotel to Frankie Pace Park and the August Wilson House and throughout the Historic Hill District

Free Music and Food provided at the park celebration. Come out and meet the Freedom House Pioneers!

Scan the QR code to go to the Eventbrite page

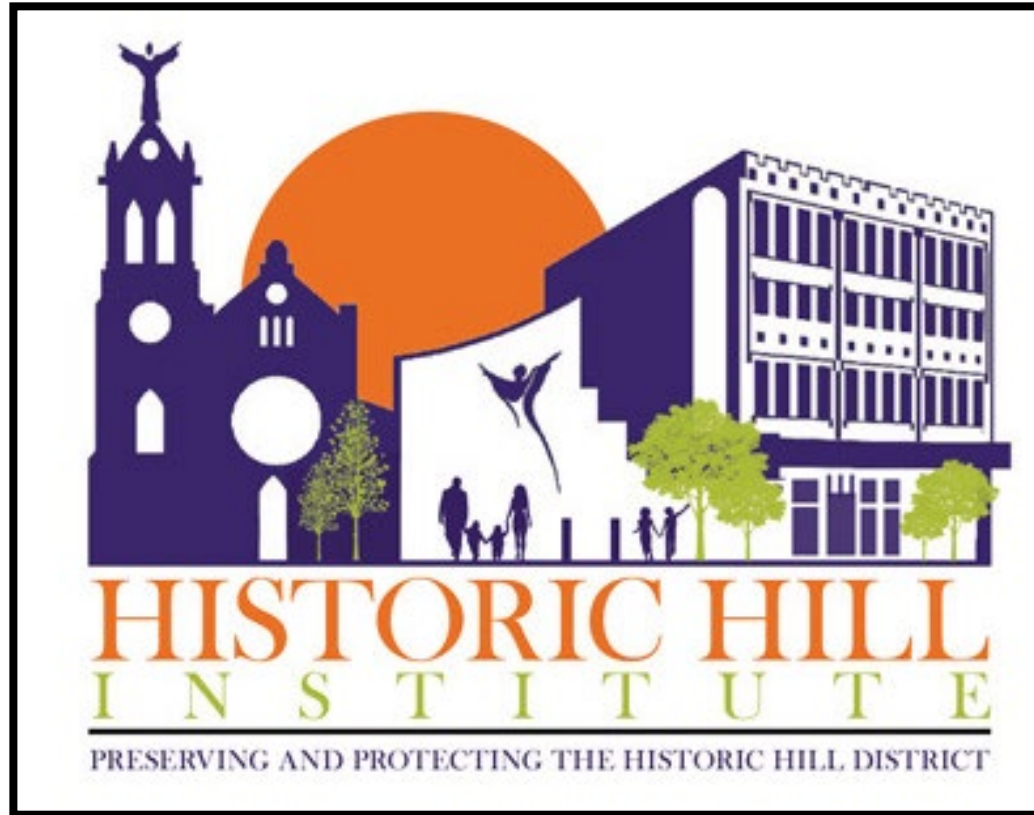


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## Historic Hill Institute

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[www.historichill.com](http://www.historichill.com)

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# Stay Connected!

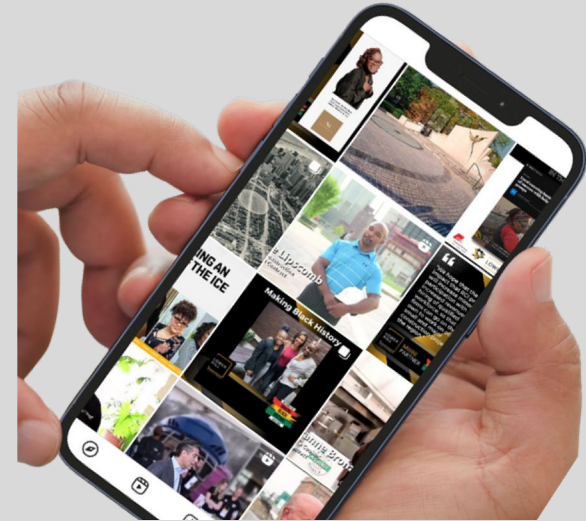
SCAN QR CODE TO:



- Sign up for the Newsletter
- First Source Center
- Social Media Links
- Event
- Business Resources

FOLLOW US:

**@lowerhillredev**  
**@firstsourcecenter**



**The First Source Center**  
**412.223.7890**  
**lowerhilloportunities@gmail.com**

**[www.lowerhillredevelopment.com](http://www.lowerhillredevelopment.com)**



[To view a recording of the virtual meeting: CLICK HERE](#)

LOWER  
HILL

REDEVELOPMENT

***Thank You!***  
***Questions?***



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**-END-**

