

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
		FNB Greater Hill District Wealth Building Initiatives: -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