



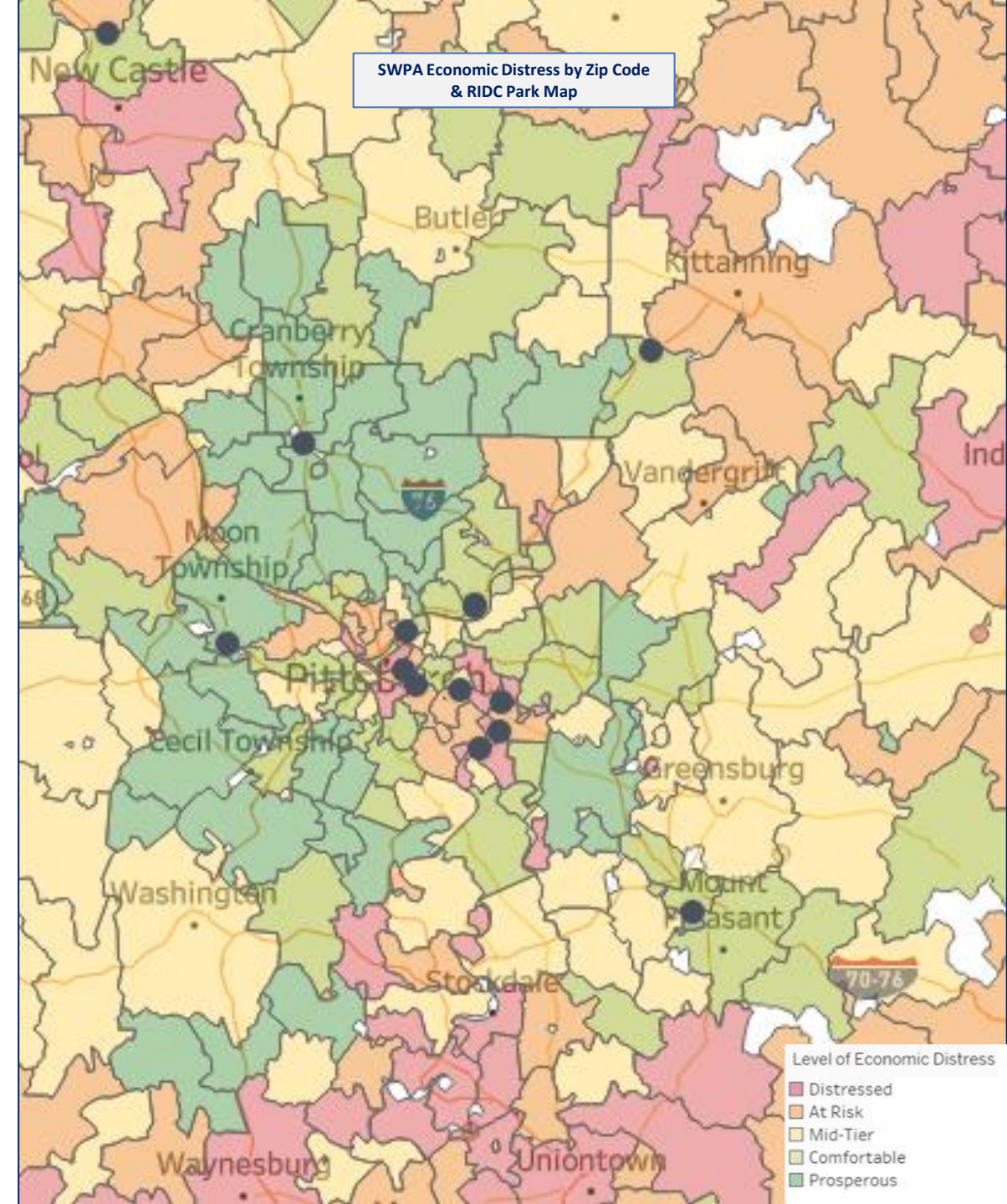
RIDC's Brownfield Redevelopment Projects

March 26, 2024

RIDC: Regional Driver of Economic Growth

RIDC is a private nonprofit founded by and for the 12 County, SWPA region. We catalyze and support regional economic growth through high quality job creation, real estate development, and financing of projects that advance the public interest – developing real estate to capture emerging and existing growth opportunities across diverse industry sectors.

- Incorporated in 1955 through the Allegheny Conference
- RIDC is now self-sustaining and relies on no outside funding for its operations



RIDC Mission & History Summary

Mission:

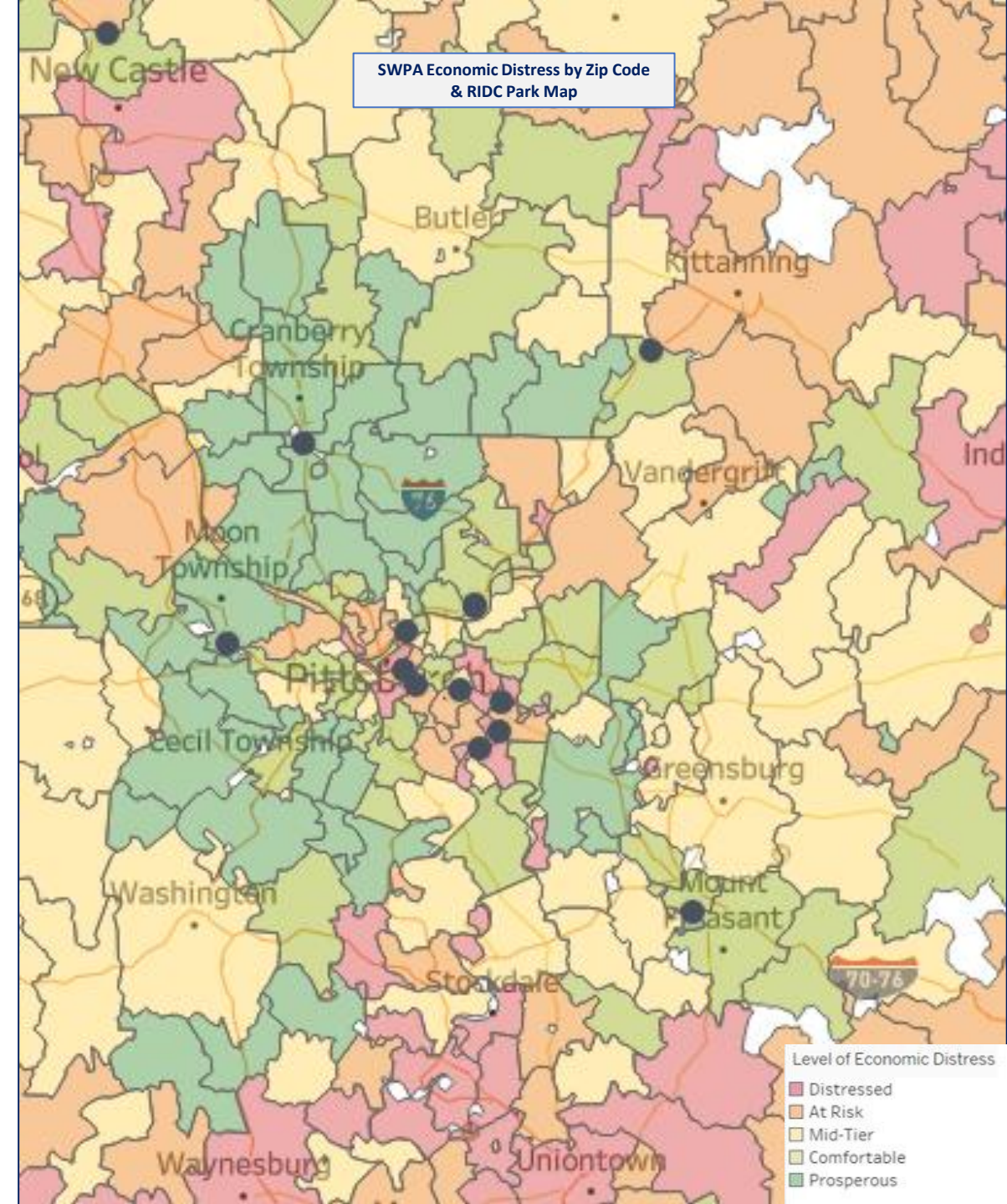
- Promote Regional Economic Development and Job Creation

Tools:

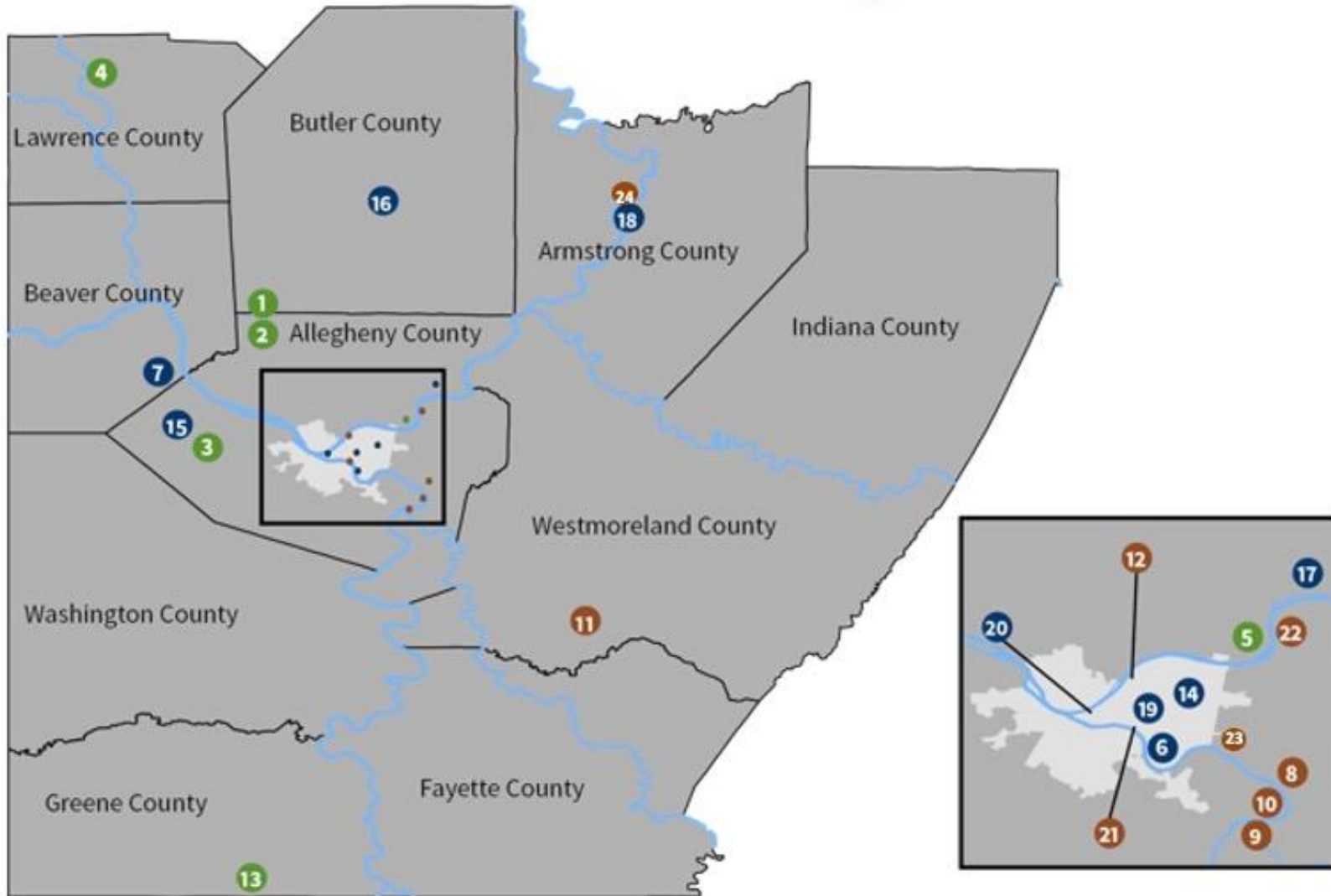
- Real Estate Development
 - Industrial Parks
 - Brownfield
- Financing
 - Ex. PIDA loans
 - Strategic Investment Fund
- Policy Initiatives
 - Autonomy Initiative
 - Thought leadership

Focus:

- Industrial Development
- Tech-based economic development
- Region-wide-Seedling communities and distressed area



RIDC Developments



- **Greenfield Development Project**
- **Standalone Building**
- **Brownfield Development Project**

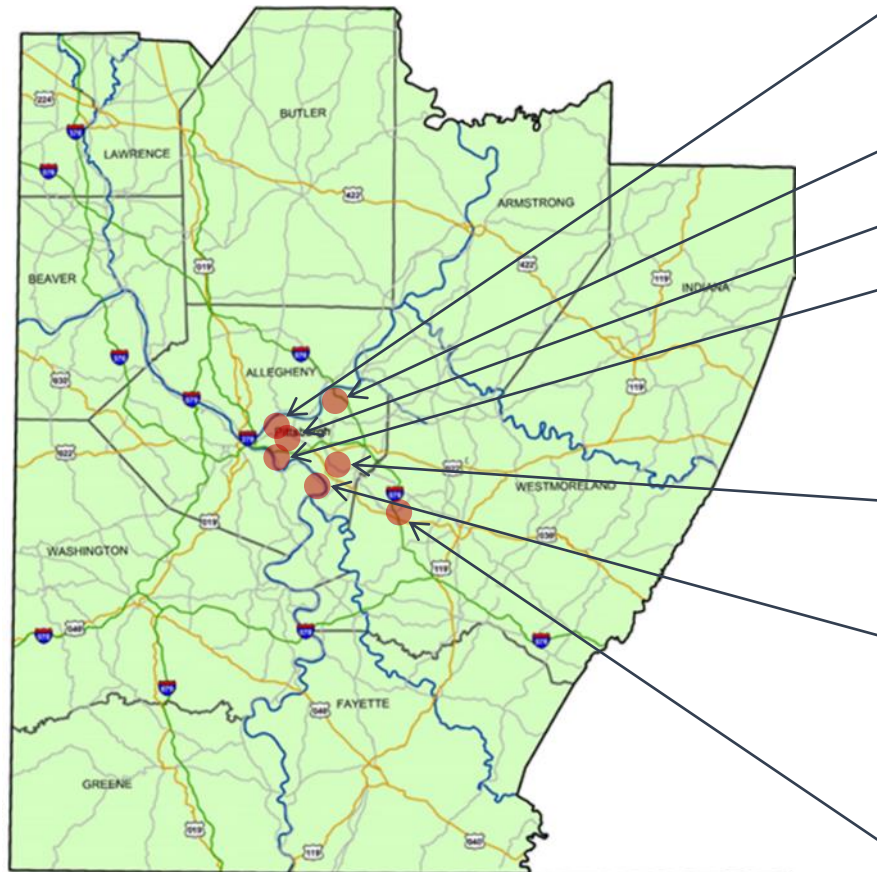
Current Projects

1. Thorn Hill Industrial Park
2. Innovation Ridge
3. RIDC Park West
4. Neshannock Business Park
5. O'Hara RIDC Industrial Park
6. RIDC Mill 19 at Hazelwood Green
8. Keystone Commons
9. Industrial Park of McKeesport
10. City Center of Duquesne
11. RIDC Westmoreland
12. Lawrenceville Technology Park
23. RIDC Carrie Furnace
24. RIDC Armstrong Innovation Park

Past Projects

7. Beaver Manor
13. Meadow Ridge Business Park
14. Nabisco Bakery
15. Air Cargo Building III
16. Pullman Plaza
17. Harmar Manor
18. West Hills Commons
19. Oakland-University Area
20. Penn Garrison Cultural District Properties
21. Pittsburgh Technology Center
22. Edgewater Steel

RIDC Brownfield Reuse Projects



HEPPENSTALL STEEL

Lawrenceville Technology Center

EDGEWATER STEEL

NABISCO BAKERY

JONES & LAUGHLIN STEEL MILL

Pittsburgh Technology Center

RIDC Mill 19 at Hazelwood Green

WESTINGHOUSE ELECTRIC

Keystone Commons

US STEEL – MON VALLEY

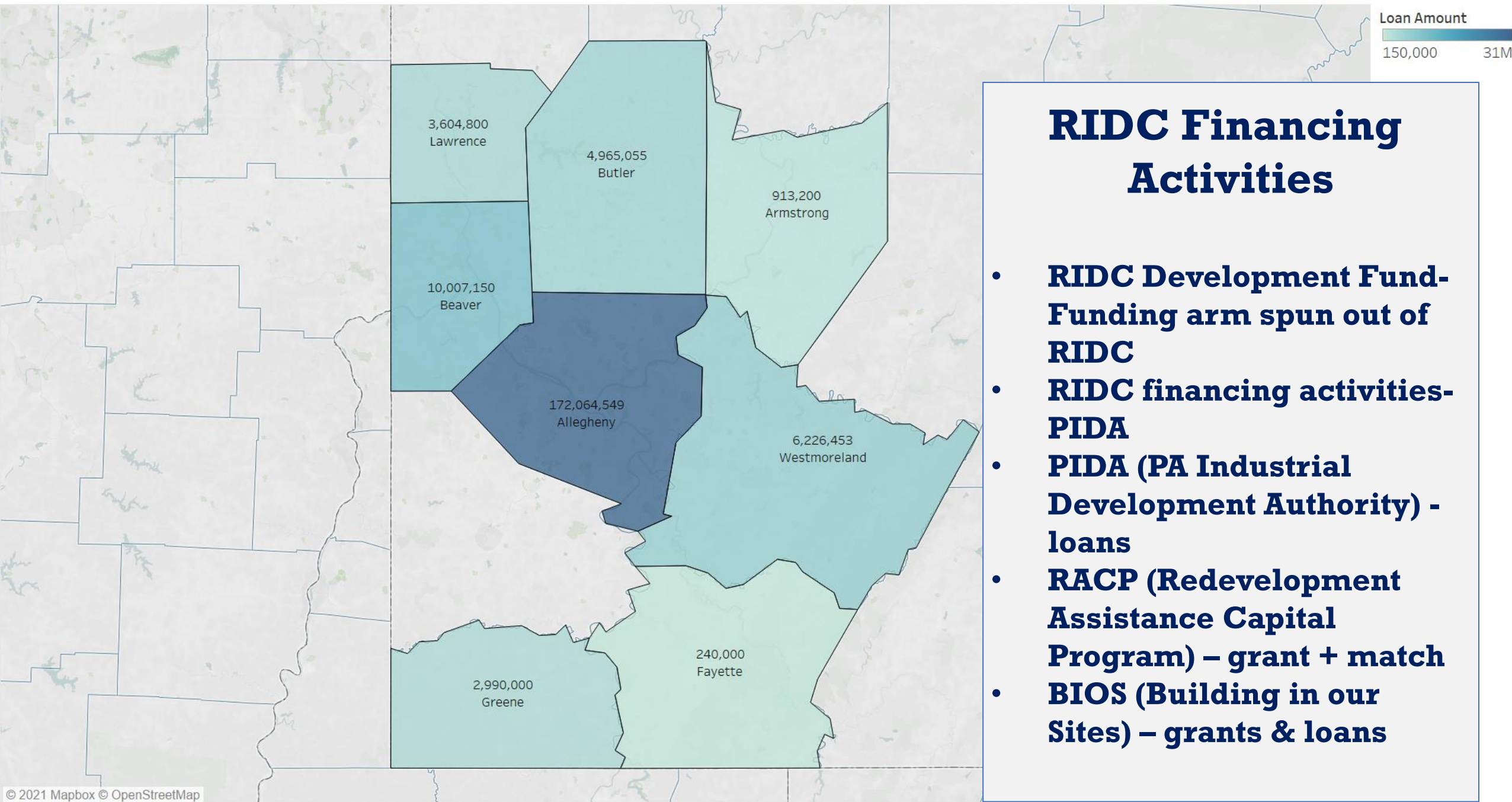
Industrial Center of McKeesport

City Center of Duquesne

SONY ELECTRIC/Volkswagen

RIDC Westmoreland

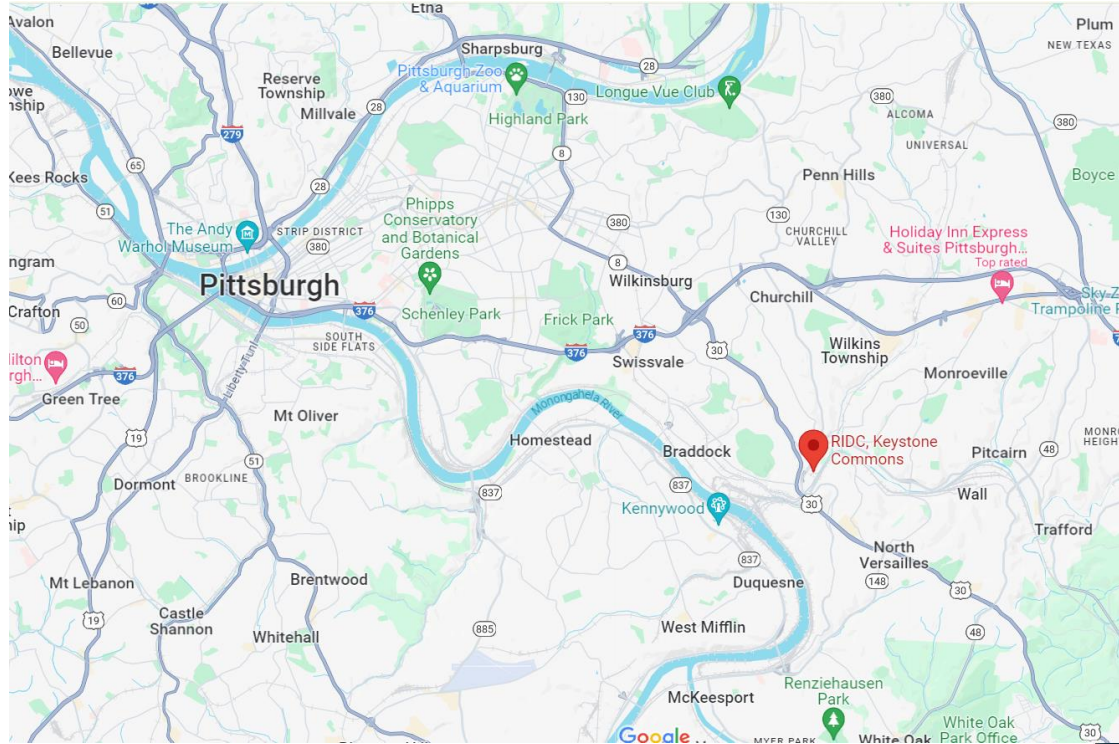
RIDC Total PIDA Loan Amounts by County



RIDC Financing Activities

- **RIDC Development Fund-Funding arm spun out of RIDC**
- **RIDC financing activities-PIDA**
- **PIDA (PA Industrial Development Authority) - loans**
- **RACP (Redevelopment Assistance Capital Program) – grant + match**
- **BIOS (Building in our Sites) – grants & loans**

RIDC Keystone Commons



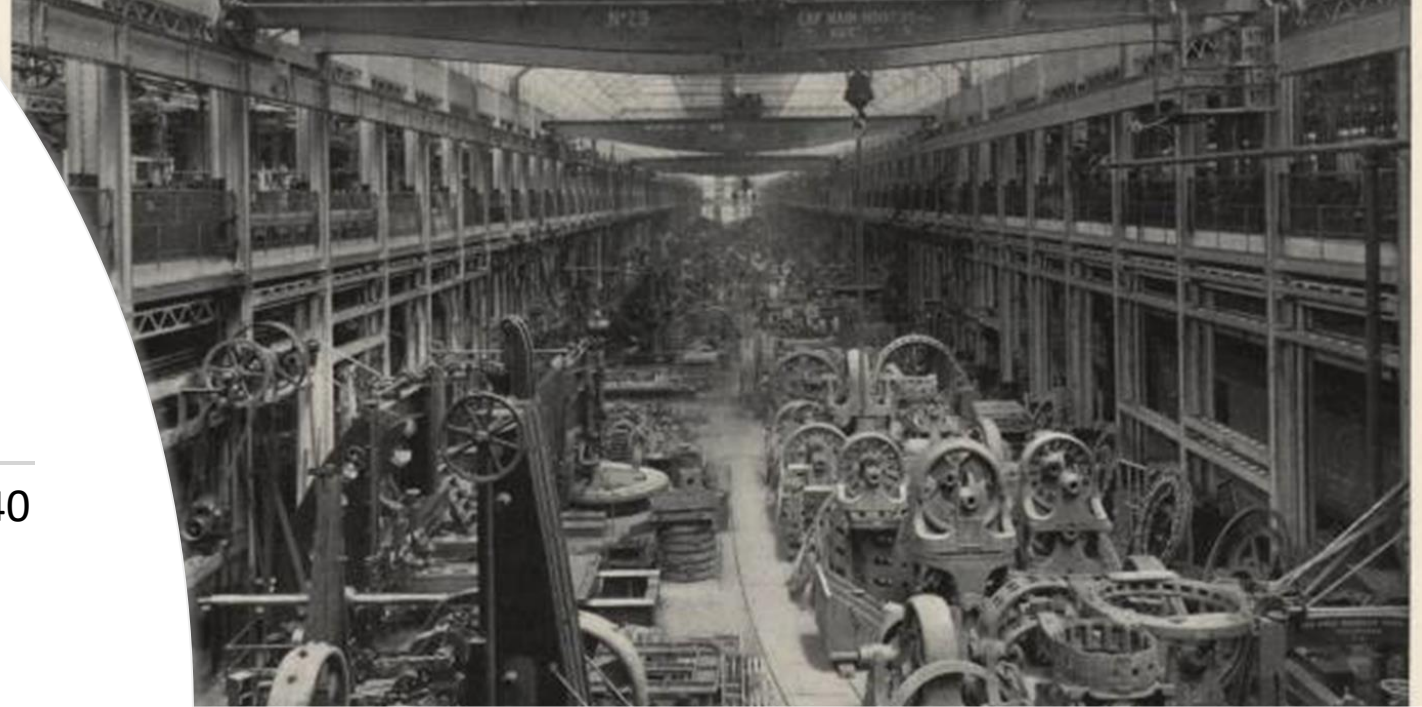
RIDC Keystone Commons

- Westinghouse closed the East Pittsburgh facility in the late 1980s after over 100 years of operation.
- At its height employed over 20,000 workers at this location
- Location of first national radio broadcast
- Impact on community when close?



RIDC Keystone Commons

- Site is around 100 AC & Currently home to over 40 companies
- 1987 – RIDC established its Traditional Industries Revitalization Plan
 - Focused on revitalizing former large-scale industrial facilities in urban areas
- 1988 – RIDC purchased Keystone Commons from Westinghouse for \$11.6M
- Since 1988, RIDC has invested over \$33M, not including public loans and grants, in redeveloping the site
- The site employs more than 1200 people, concentrated in manufacturing



RIDC Keystone Commons – Community Profile

- **RIDC Keystone Commons:**
 - **800** total jobs 2021 reported
 - Manufacturing Tenants: Holtec, Taktl, etc.
 - Autonomy tenants: Four Growers
 - Energy Storage: EOS

East Pittsburgh Borough:

- 2020 Population: 1,927
- 2019 MHI: \$30,663
- 2019 Poverty Rate: 21.6%
- 2019 Unemployment Rate: 5.4%

Turtle Creek Borough:

- 2020 Population: 5,114
- 2019 MHI: \$33,292
- 2019 Poverty Rate: 30.4%
- 2019 Unemployment Rate: 9.3%

Opportunity Zones:

- 1 Zone: Tract 5094

East Pittsburgh

Historical population		
Census	Pop.	%±
1900	2,883	—
1910	5,615	94.8%
1920	6,527	16.2%
1930	6,214	-4.8%
1940	6,079	-2.2%
1950	5,259	-13.5%
1960	4,122	-21.6%
1970	3,006	-27.1%
1980	2,493	-17.1%
1990	2,160	-13.4%
2000	2,017	-6.6%
2010	1,822	-9.7%
2020	1,927	5.8%

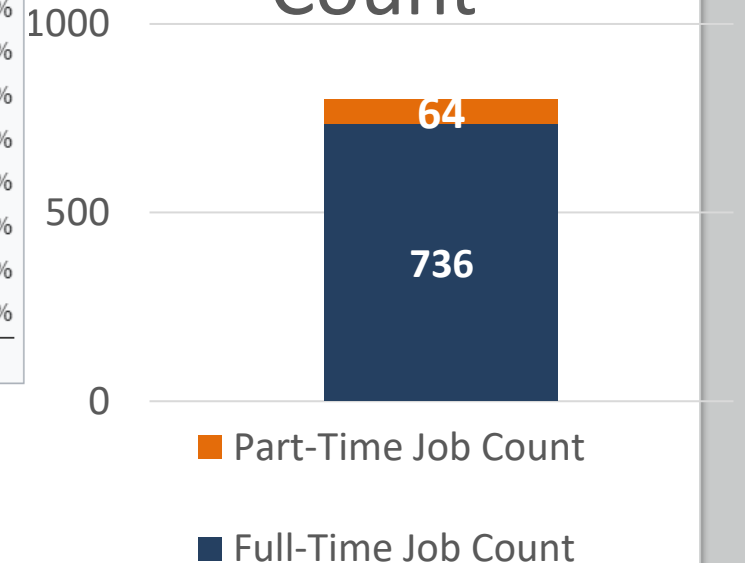
Sources: ^[10]^[11]^[12]^[13]^[14]^[15]^[2]

Turtle Creek

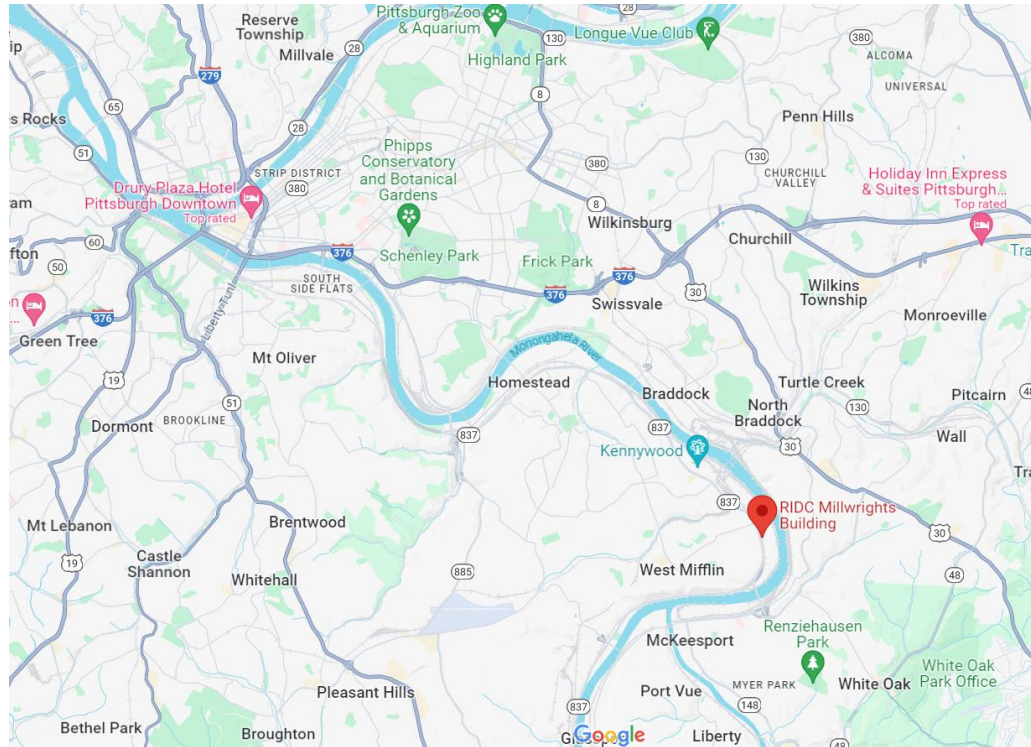
Historical population		
Census	Pop.	%±
1880	548	—
1900	3,262	—
1910	4,995	53.1%
1920	8,138	62.9%
1930	10,690	31.4%
1940	9,805	-8.3%
1950	12,363	26.1%
1960	10,607	-14.2%
1970	8,308	-21.7%
1980	6,959	-16.2%
1990	6,556	-5.8%
2000	6,076	-7.3%
2010	5,349	-12.0%
2020	5,114	-4.4%
2019 (est.)	5,138 ^[2]	-3.9%

Sources: ^[6]^[7]^[8]^[9]^[10]^[11]

Keystone Commons: Job Count



RIDC City Center of Duquesne



RIDC City Center of Duquesne

- 1990 – RIDC purchased Industrial Center of McKeesport and City Center of Duquesne from US Steel
- RIDC has invested over \$30M in cleaning and redeveloping the site
- RIDC owns and leases seven buildings at this site
- Home to 15 companies, with 700+ people employed on site





1

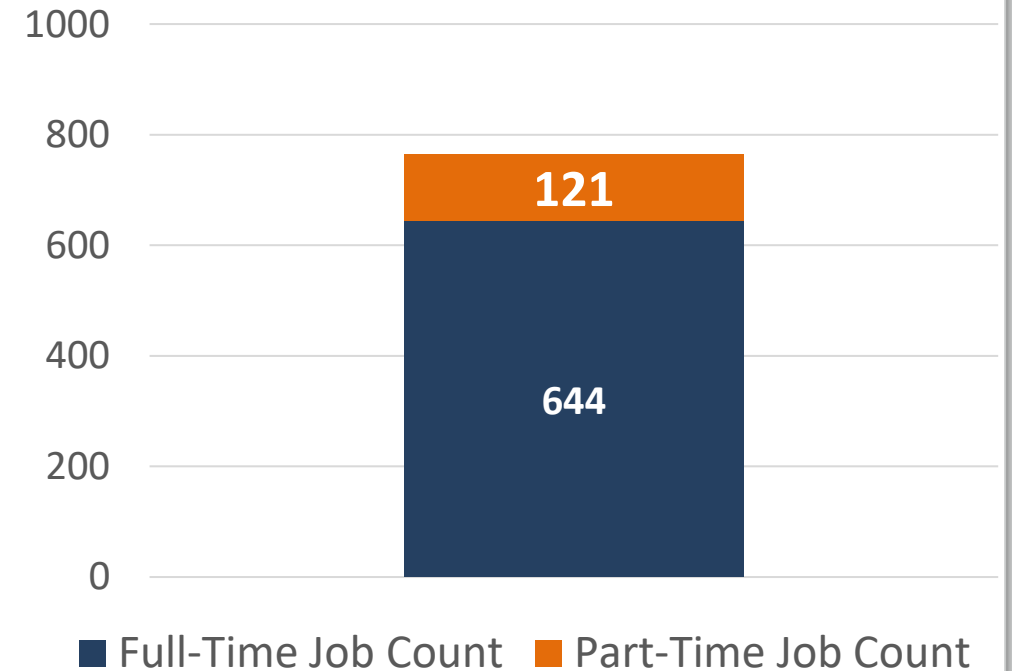
RIDC City Center of Duquesne – Community Profile

- RIDC City Center of Duquesne:
 - **765** total 2021 jobs reported
- City of Duquesne:
 - 2020 Population: 5,254
 - 2019 MHI: \$29,844
 - 2019 Poverty Rate: 39.2%
 - 2019 Unemployment Rate: 13.8%
- Opportunity Zones:
 - 3 OZ's: 4867, 4868, and 4869

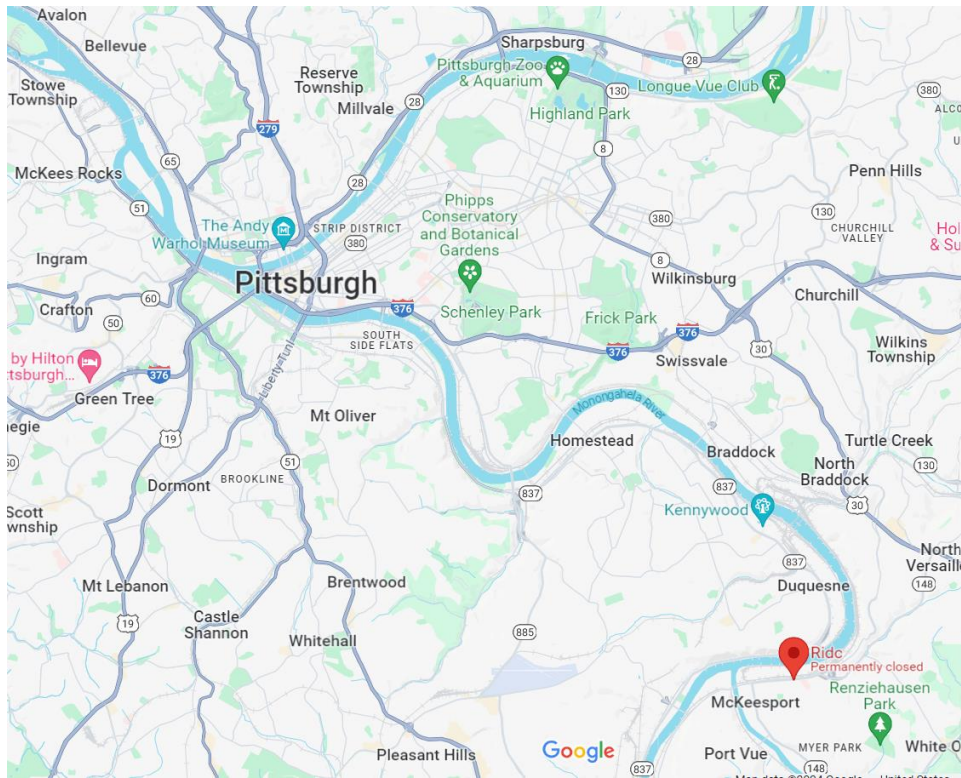
Historical population		
Census	Pop.	%±
1860	870	—
1870	1,720	97.7%
1900	9,036	—
1910	15,727	74.0%
1920	19,011	20.9%
1930	21,396	12.5%
1940	20,693	-3.3%
1950	17,620	-14.9%
1960	15,019	-14.8%
1970	11,410	-24.0%
1980	10,094	-11.5%
1990	8,525	-15.5%
2000	7,332	-14.0%
2010	5,565	-24.1%
2020	5,254	-5.6%

Source: ^[10]^[11]^[12]^[13]^[14]^[2]

City Center of Duquesne: Job Count



RIDC Industrial Center of McKeesport



RIDC Industrial Center of McKeesport

- 1990 – RIDC purchased Industrial Center of McKeesport and City Center of Duquesne from US Steel (former US Steel National Tube Works – at one time was the worlds largest pipe producer)
- RIDC cleaned the site, took it through Act 2, and has successfully developed and/or sold the majority of the vacant land
- RIDC owns and leases five buildings at this site to a variety of manufacturing companies





US Steel National Tube Works



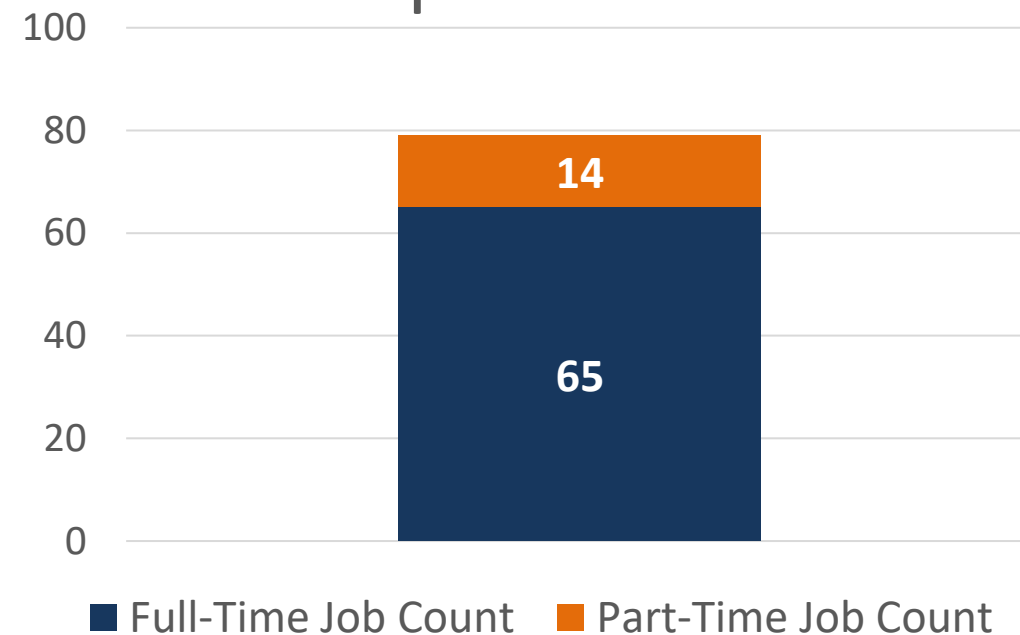
RIDC Industrial Center of McKeesport – Community Profile

- **RIDC Industrial Center of McKeesport:**
 - **79** total 2021 jobs reported
- **City of McKeesport:**
 - 2020 Population: 17,727
 - 2019 MHI: \$29,094
 - 2019 Poverty Rate: 31.4%
 - 2019 Unemployment Rate: 12.1%
- **Opportunity Zones:**
 - 3 Zones: Tracts 5519, 5521, and 5552
 - Nestled along the Monongahela River

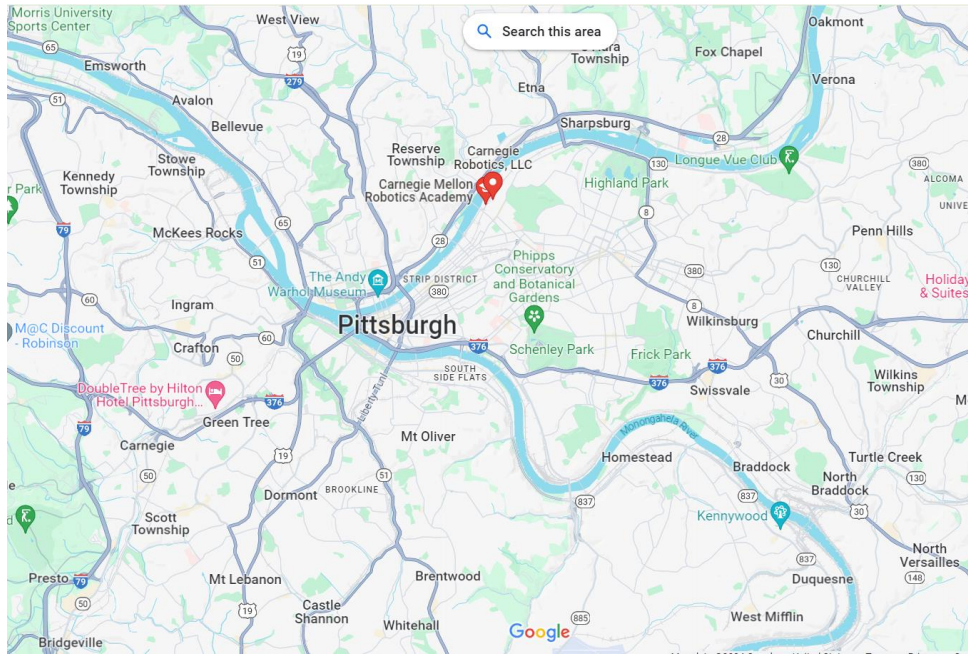
Historical population		
Census	Pop.	%±
1850	1,392	—
1860	2,166	55.6%
1870	2,523	16.5%
1880	8,212	225.5%
1890	20,741	152.6%
1900	34,227	65.0%
1910	42,694	24.7%
1920	46,781	9.6%
1930	54,632	16.8%
1940	55,355	1.3%
1950	51,502	-7.0%
1960	45,489	-11.7%
1970	37,977	-16.5%
1980	31,012	-18.3%
1990	26,016	-16.1%
2000	24,040	-7.6%
2010	19,731	-17.9%
2020	17,727	-10.2%

Sources: [19][20][21][22][23][24]

Industrial Center of McKeesport: Job Count



RIDC Lawrenceville Technology Center



RIDC Lawrenceville Technology Center

- RIDC acquired the Heppenstall property in 2002
- RIDC cleaned and remediated the site, constructed a new building, and renovated the Blue Building and Chocolate Factory
- Tech-based economic development project

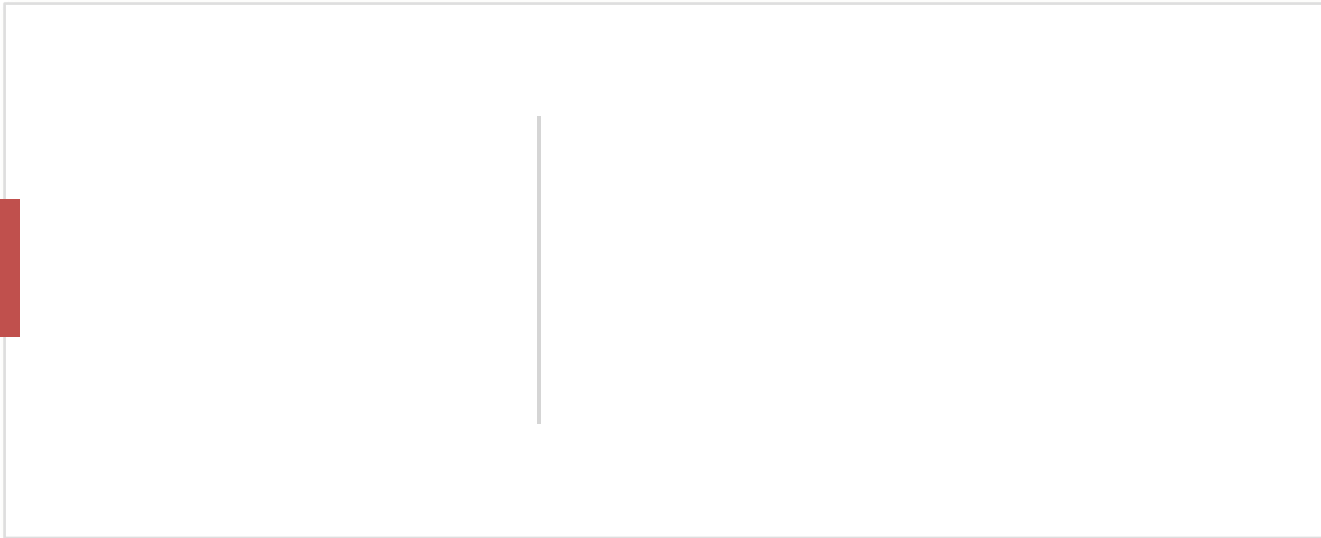




2008

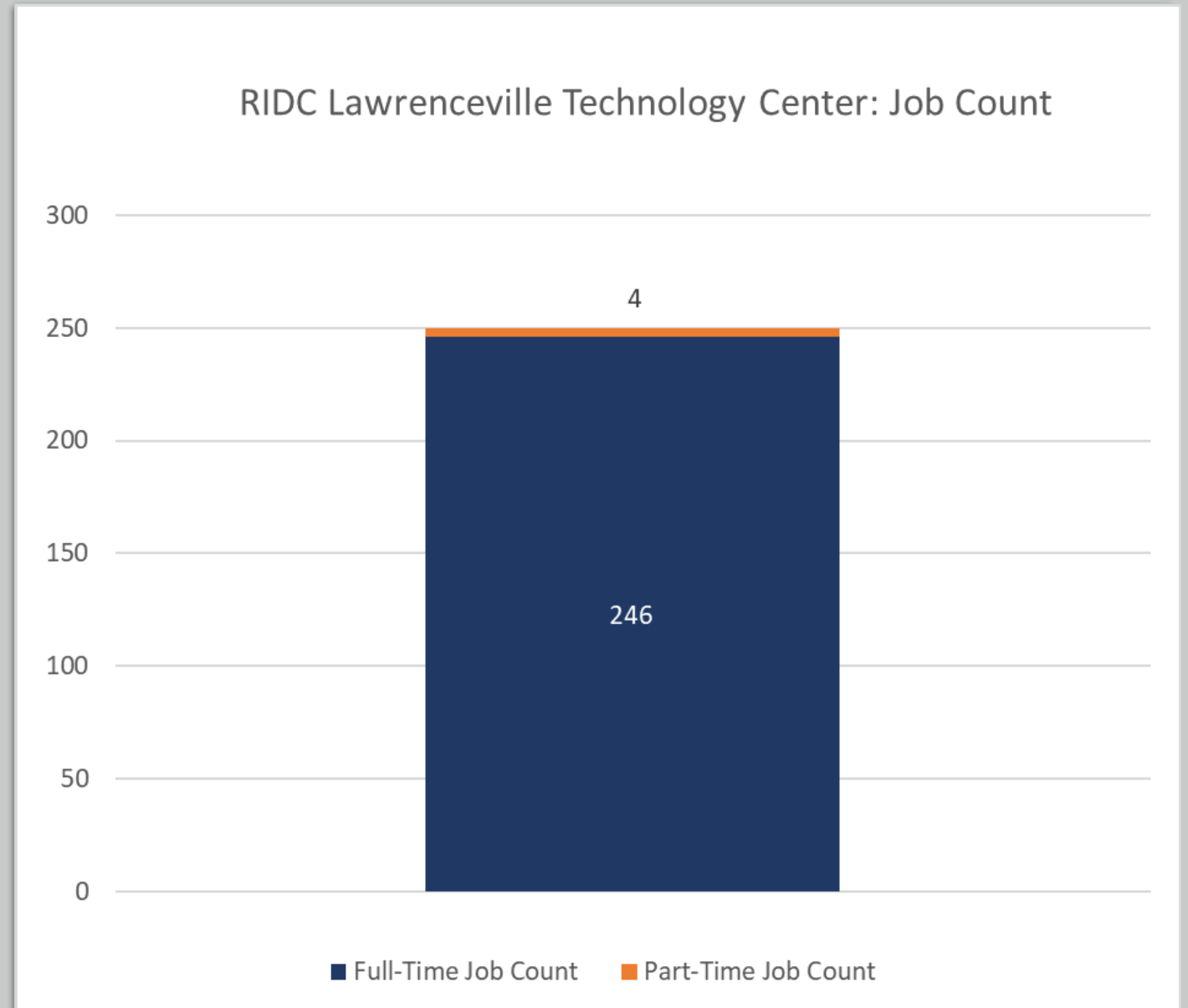


2012



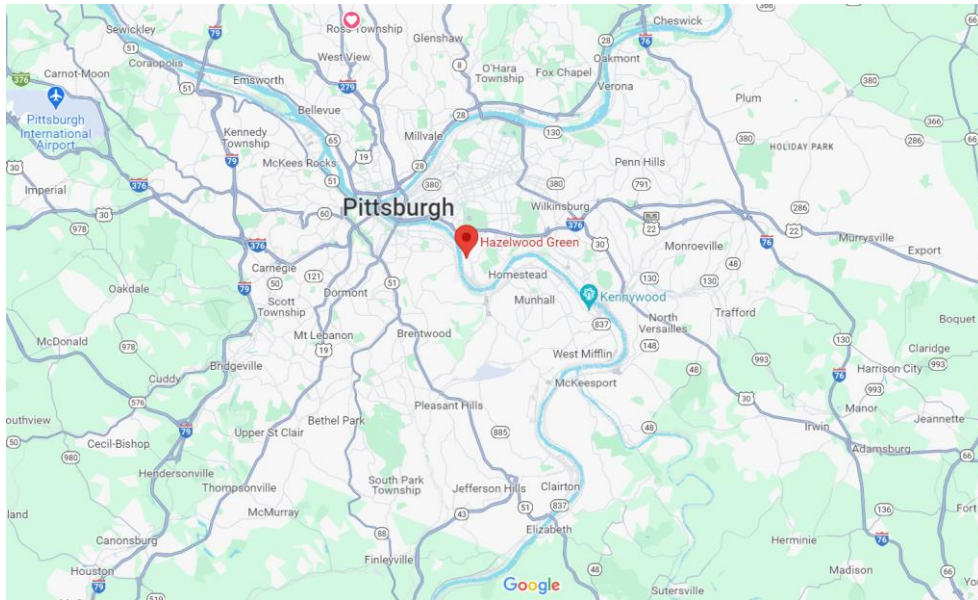
RIDC Lawrenceville Technology Center – Community Profile

- RIDC LTC:
 - **250** total jobs provided
- Lawrenceville (15201):
 - 2020 Population: 12,922
 - 2020 MHI: \$72,244
 - 2020 Poverty Rate: 9.5%
 - 2020 Unemployment Rate: 2.9%
- No Opportunity Zones



RIDC Mill 19C

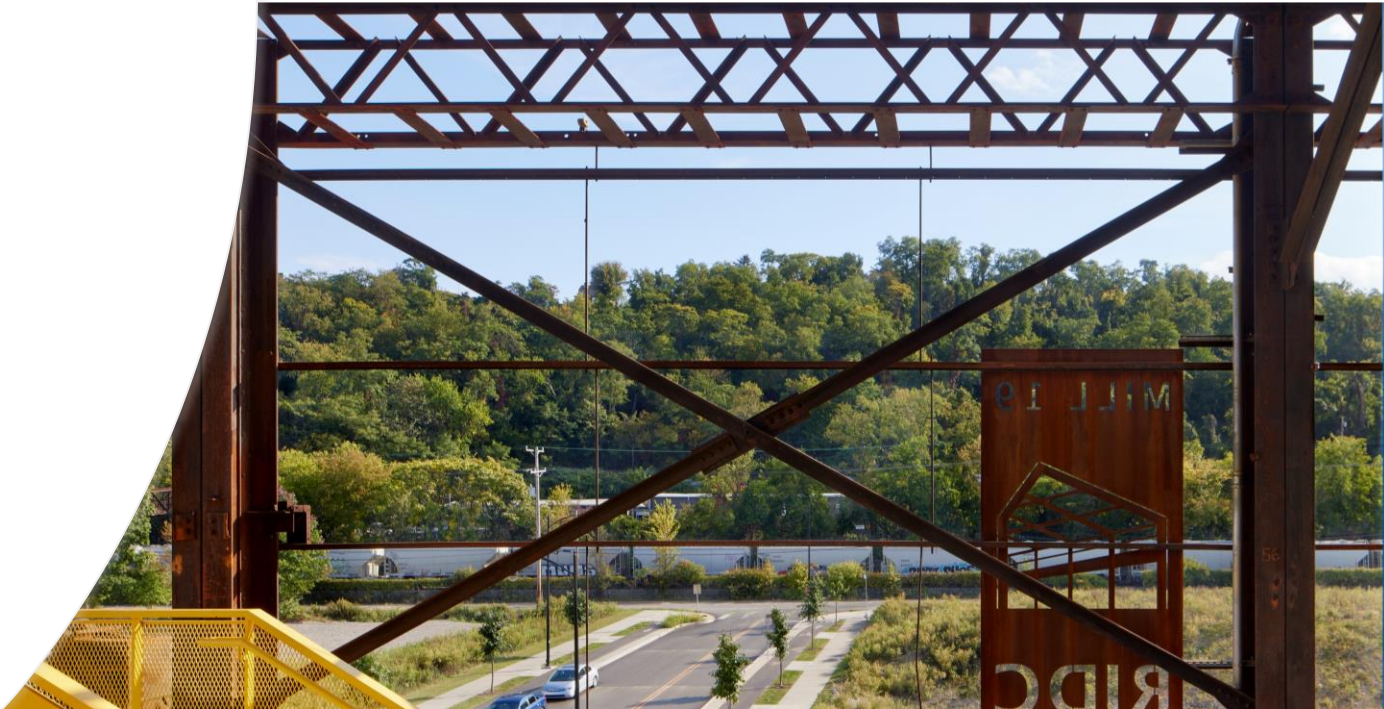
- This third and final phase of the redevelopment of the historic Mill 19 building at Hazelwood Green is under construction, with a targeted completion of 1st quarter 2023
- RIDC is constructing this building on spec and working with various prospects in the technology, robotics, and life-sciences sectors



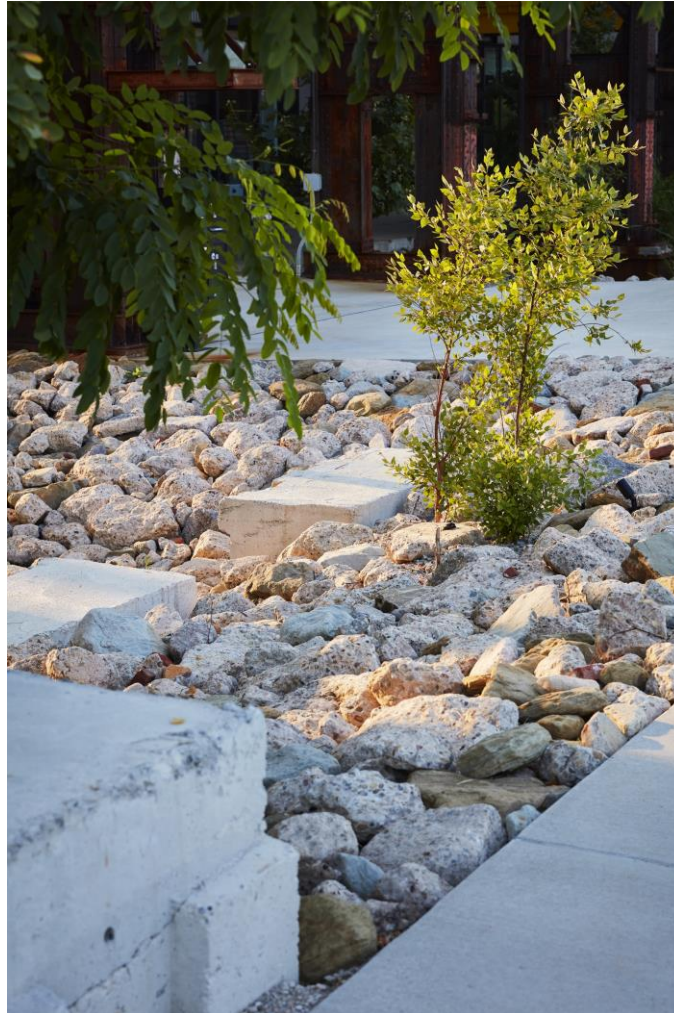
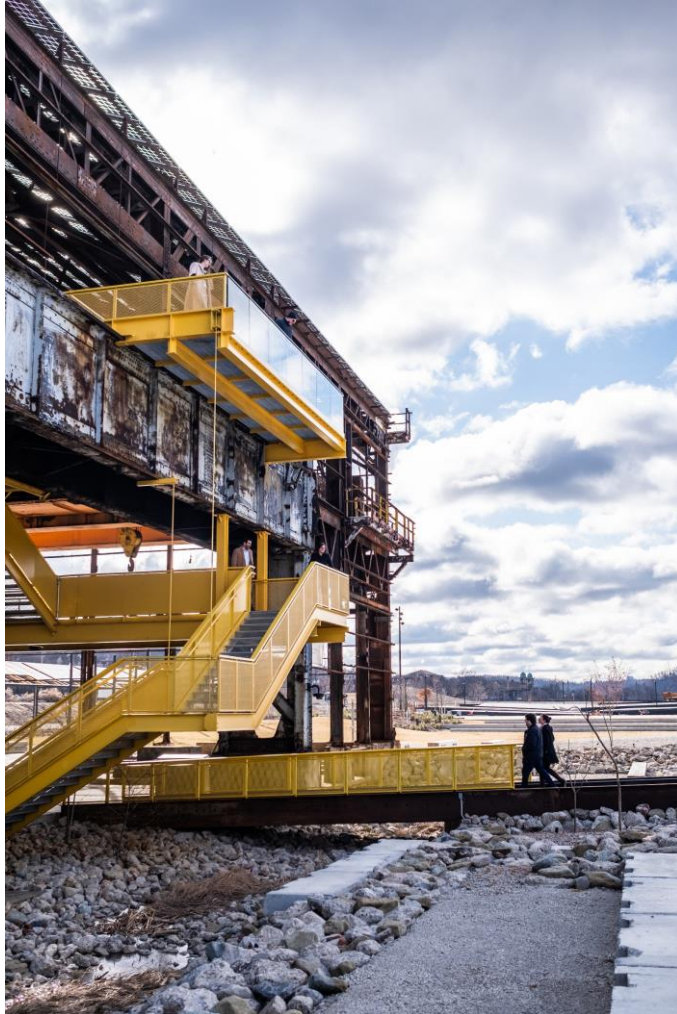
Historic Mill 19 Building







RIDC reuse of materials

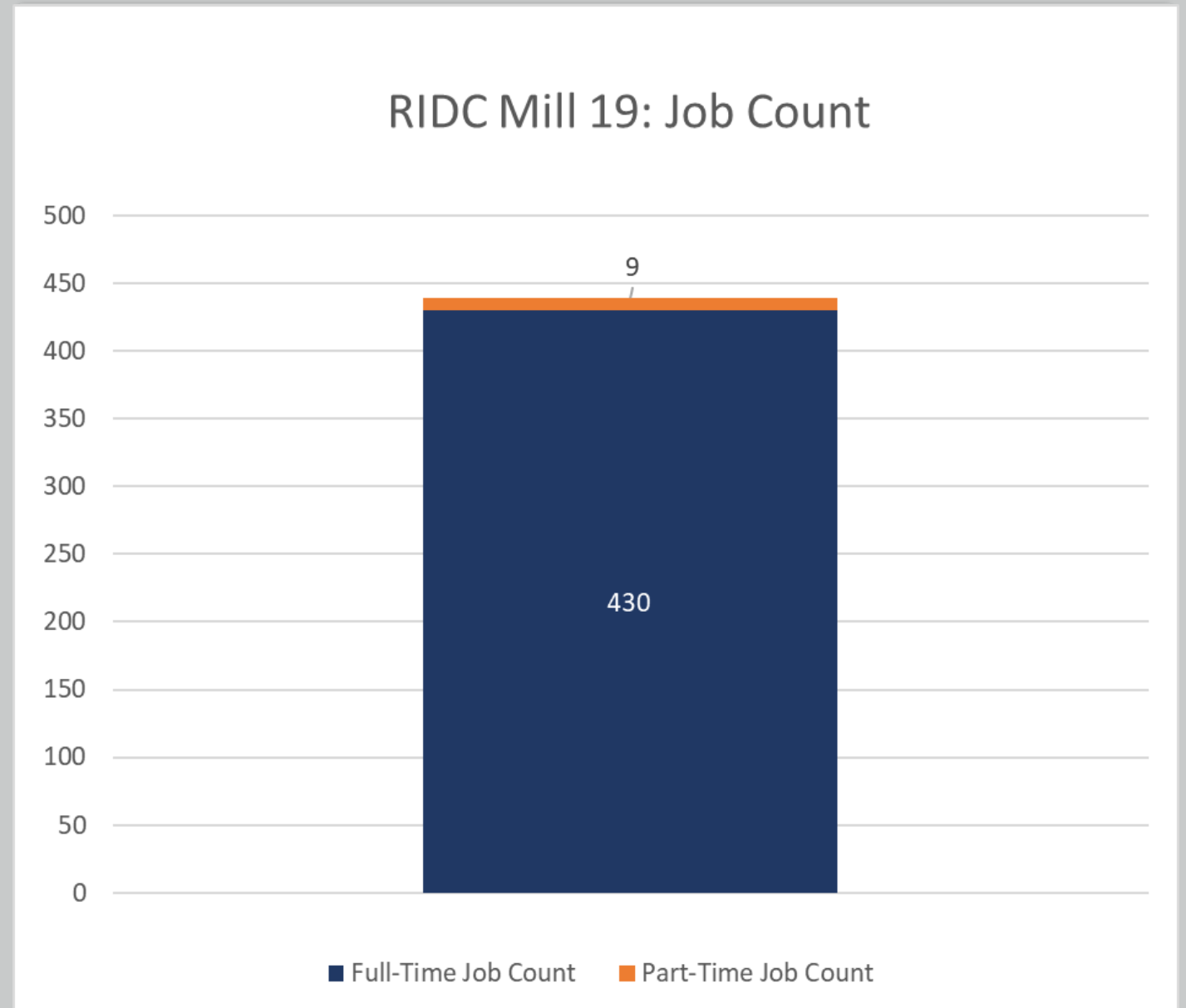


President Biden visits RIDC Mill 19 (February 2022)



RIDC Mill 19 – Community Profile

- **RIDC Mill 19**
 - **439** total jobs provided
- **Hazelwood Region (ZIP 15207):**
 - 2020 Population: 10,522
 - 2020 MHI: \$43,764
 - 2020 Poverty Rate: 20.0%
 - 2020 Unemployment Rate: 8.5%
- Located in Opportunity Zone



RIDC Fairywood Industrial Park

- In 2021, RIDC entered a partnership with the URA of Pittsburgh to develop this 25-acre vacant site in the Fairywood neighborhood of Pittsburgh
- RIDC is designing two 150k SF warehouse buildings
- Building 1 is complete and a tenant has taken occupancy of the full 150k sf



RIDC Fairywood Industrial Park

- 2020 Population: 1,092
- 2019 MHI: \$67,409
- 2019 Poverty Rate: 11.65%
- 2020 Unemployment Rate: 9%
- Adjacent to Opportunity Zones





Fairywood Industrial Park – Site Layout



RIDC Carrie Furnace

- In 2021, RIDC signed an agreement with the Redevelopment Authority of Allegheny County to develop ± 60 acres of this former steel mill
- RIDC is designing two 60k SF tech flex buildings for phase 1 of the development
- RIDC is proceeding with design & entitlements for phase 1, targeting a 2023 completion
- Joint fundraising with the Pittsburgh Film Office for Film buildings will be a part of phase 2

RIDC Carrie Furnace: *Community Profile*

- 2020 Population: 1,948
- 2019 MHI: \$24,341
- 2019 Poverty Rate: 35.8%
- 2020 Unemployment Rate: 13.9%
- Located in Opportunity Zone





Carrie Furnace – Phase 1 – Infrastructure/Tech Flex Bldgs.

Questions??

Keith Miller, RLA
Director of Site Development
RIDC of Southwest PA

