



July 8, 2022

Dr. Brian J. White, Jr.
Superintendent of Schools
Butler Area School District

Re: Expression of Interest; Butler Area Middle School

Dear Dr. White:

On behalf of Pittsburgh Gateways, I am pleased to present our Expression of Interest to purchase the Butler Area Middle School facility and property located at 225 East North Street in Butler.

Based on our preliminary review of the property and discussions with a variety of stakeholders, we are excited by the prospect of the adaptive reuse of the facility as a multifaceted “workforce development innovation center”, with a mission to support evolving workforce needs by engaging corporate, community and educational leaders in this collaborative initiative. The renovated facility will be a place in which we can align workforce development and education with employer requirements, develop and demonstrate emerging technologies, and provide entrepreneurial support for growing businesses. Given the scope, scale and attributes of this historic property, we also envision community space for celebration of the arts and facilities for essential services, such as a community health center.

As you know, Pittsburgh Gateways Corporation (PGC) is a nonprofit 501(c)(3) corporation dedicated to economic development in Southwestern Pennsylvania. While we are still in the initial planning stages, our vision for the Butler Area Middle School is bolstered by the experience we have had in renovating the former Connelley Trade School in Pittsburgh into the Energy Innovation Center (the EIC), a 200,000 square foot, LEED Platinum facility. Often labeled as the “Pittsburgh Power House” as a model of both high efficiency operations and the annually recurring production of hundreds of corporate-led sustainable wage careers, the EIC is an “ecosystem” of diverse tenants, including energy sector employers; leading academic institutions and research laboratories; and a variety of workforce development organizations in energy, construction trades, healthcare and the arts. We have included additional information

concerning Pittsburgh Gateways, the Energy Innovation Center and several additional projects as an attachment to this letter and would be pleased to welcome any interested community leaders to visit the EIC. We are convinced that the adaptive reuse of this 1930's Pittsburgh Public School facility is a testament to what is possible in Butler.

On the basis of this Expression of Interest, we would like to formally open discussions with you regarding the terms of a Letter of Intent. We can begin work on this immediately and would expect to have a draft LOI for School Board approval not later than your August meeting. Once an LOI is in place, we would begin an exclusive feasibility study period of approximately nine (9) months during which we would: (i) conduct all standard due diligence with respect to a real estate transaction of this type; (ii) validate our adaptive reuse business model, including commitments with partners/tenants; and (iii) secure the required financing for this project. While the level of our feasibility study is extensive, it is informed by our experience in renovating the EIC and will be tailored to fit the context of the Butler Area Middle School and the needs of the Butler community. Our expectation is that, presuming all contingencies are met, we would close on the purchase of the property in mid-2023 and promptly commence on the renovation.

On the basis of our current knowledge, Pittsburgh Gateways has a high degree of confidence that the adaptive reuse of the Butler Area Middle School is a viable project and will return significant value to the community for years to come. We are excited to proceed on this project and look forward to collaborating with you and other corporate, community and educational leaders in this promising initiative.

Kind regards,

A handwritten signature in black ink, appearing to read "Don Evans", written in a cursive style.

Don Evans
President/CEO, Pittsburgh Gateways Corporation