

PIttsburgh Public Schools
Penn Highland LERTA
June 6, 2017

Pittsburgh Public Schools



T.A.- Penn Ave.- Highland National Bank & Joseph Stadtfeld, Prop.- October Term #1107-
October Term #423.
11-11-37*36409


DEAL
PHONE
MO.5509
BAKERY
EDW. G. SCHMITT
LORRAINE
HOTEL
MAHER'S
DRUG
STORE
CAR
STOP
73-HIGHLAND
1174
KROGER
SEARS


111 South Highland
Penn Highland Project
Legend
111 S Highland Ave, Pittsburgh, PA 15206, USA
111 S Highland Ave, Pittsburgh, PA 15206, USA
Google earth
40 ft

site


penn ave

penn ave streetscape

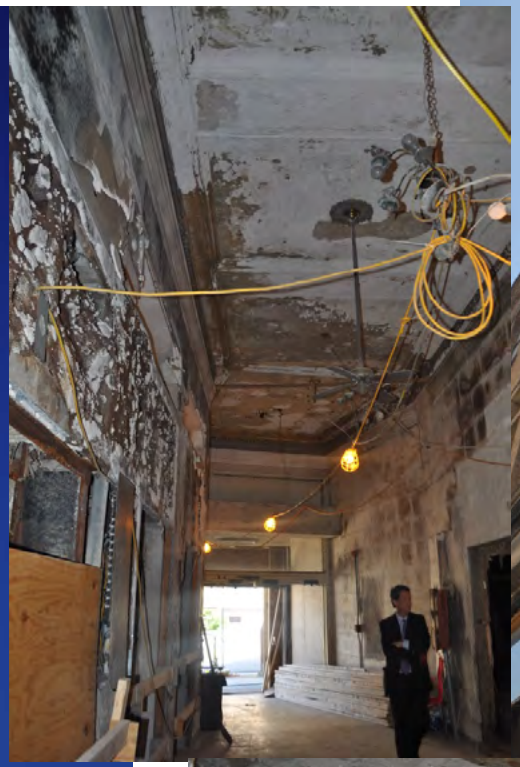




Indovina
Associates
Architects

Baum Square Garage
South Highland Avenue
East Liberty
Pittsburgh, PA






HAPPY





facades

current view



Pittsburgh Public Schools
Penn Highland LERTA
Tax Revenue Generated

ANNUAL TAXES (projected)	$122,016
ASSESSED VALUE (projected)	$12,400,000
BASE TAX ASSESSMENT	$1,006,300
INCREMENT FOR NEW DEVELOPMENT	$11,393,700
TAXES DUE ON BASE ASSESSMENT	$9,902

Pittsburgh Public Schools
Penn Highland LERTA
Tax Revenue Generated

		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
												FULL TAX
CURRENT ASSESSMENT	$1,006,300											
SCHOOL DISTRICT TAX REVENUE	$9,902	0	0	$11,211	$11,211	$22,423	$22,423	$33,634	$33,634	$44,846	$44,846	$112,114
		$9,902	$9,902	$9,902	$9,902	$9,902	$9,902	$9,902	$9,902	$9,902	$9,902	$9,902
	TOTAL REVENUE	$9,902	$9,902	$21,113	$21,113	$32,325	$32,325	$43,536	$43,536	$54,748	$54,748	$122,016

The LERTA application has been approved by the City of Pittsburgh & Allegheny County.

Walnut Capital will preserve two historic East Liberty storefronts
Pittsburgh Post Gazette

> **Working with the mayor's office, they felt strongly that we needed to try to maintain the street facade as it exists today. We concurred and we went back and came up with a creative plan to do that**
>
> *– Gregg Perelman*

> **We are thankful that Walnut and ELDI worked with us to achieve a result that preserves the rich history of the East Liberty community**
>
> *– Kevin Acklin*

> **It's a very, very unique project. It's one for the books. I think people are going to be surprised when they see the results. It's a very creative use of the space.**
>
> *– Gregg Perelman*

the pittsburgh promise

June 5, 2017

Ira Weiss, Esq.
Pittsburgh School Board
341 Bellefield Avenue
Pittsburgh, PA 15213

Dear Mr. Weiss,

The Pittsburgh Promise is able to provide post-secondary scholarships to Pittsburgh's urban youth through the generosity and support of many caring individuals, foundations and companies. Since 2013 Walnut Capital's support as an annual donor to The Promise, and an engaged partner in our work, has helped to fund scholarships for over 7,200 Pittsburgh Public Schools graduates.

In addition to their generous $100,000 commitment to The Promise, Walnut Capital's leadership regularly attends Promise events and leadership briefings and assists in helping The Promise to broaden our base of support. The Promise also recently learned that we will be the beneficiary of the proceeds of Walnut Capital's three Bakery Square Summer Series events.

Walnut Capital's investment in Pittsburgh's children is an investment in Pittsburgh's future. Their commitment to The Promise demonstrates their belief that within the walls of our urban public schools lies the talent and diversity to produce a well-educated generation of young people who will come back to our city to live, work and give back to the community as young adults.

Walnut Capital's investment in The Promise is both bold and visionary. We are grateful for their partnership in this important work of fueling Pittsburgh's growth through an investment in the education of our young people.

Sincerely,

Saleem Ghubril
Executive Director

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May 15, 2017

Gregg Perelman
Walnut Capital Management
5500 Walnut Street, Suite 200
Pittsburgh, PA 15232

Dear Mr. Perelman:

Please accept this letter as our strong support of your application for the Preferential Land Assessment Program for your Walnut Capital – Penn Highland LP development in East Liberty.

The development in question has been built upon land initially assembled by ELDI. This site includes a former PNC Bank which was built during urban renewal and four empty Victorian-era storefronts. The old bank building and storefronts had been vacant for nearly 20 years. ELDI spent several years and thousands of dollars working with several architects and developers trying to find viable re-use strategies for these building. The narrow footprints of the storefronts, lack of elevators and loading docks, and the high cost of renovations made these building functionally and economically obsolete. After way too many years of holding costs, ELDI solicited proposals for redevelopment and selected Walnut Capital based on a competitive review process.

The redevelopment of this site was challenging as the old buildings had to be demolished and new water and sewer lines and electrical service had to be provided. In addition, at the request of the Mayor, two terra cotta facades had to be removed and then re-installed in the new development. The work of saving these historic facades resulted in a re-design of the buildings (resulting in the loss of leasable space) and probably added another $1 million to the total development cost.

The resulting development, however, has been a tremendous asset to the neighborhood. Walnut Capital has redeveloped long-time vacant office and commercial space into 78 units of residential housing. These units help transform East Liberty from a predominately distressed community into a sustainable, mixed-income neighborhood. And since no residents were displaced, we have a net gain of residents (and tax payers) into East Liberty. These new residents are not only a net benefit to the City's tax base but may also generate more demand for our City schools.

We urge the School Board to approve the Preferential Land Assessment Program for the Walnut Capital – Penn Highland LP development in East Liberty.

Sincerely,

Maelene J. Myers
Executive Director

ELDI is an equal opportunity employer.

workforce development

Walnut Capital is a proud supporter of the Pittsburgh Chapter of the A. Philip Randolph Institute, a program committed to social progress for minorities by providing programs that extend democracy, education, and opportunity to those who traditionally discouraged from participation. Walnut Capital has committed to a five year partnership, and has successfully sponsored four graduates totaling a donation of $24,000 thus far.

APRI
A. Philip Randolph Institute

the pittsburgh promise

In addition to APRI, Walnut Capital supports the Pittsburgh Promise, a program designed to provide post-secondary scholarships to Pittsburgh's urban youth. Walnut Capital has committed to providing a $10,000 donation for 10 years, and up to this point has assisted in funding scholarships for over 7,200 Pittsburgh Public Schools graduates.

the pittsburgh promise

thank you