



+ THE FUTURE FOR
William Penn

Presented by Turrean Management

Introduction to Leadership Team



Patricia Will

- Principal at Yohn Property Management, a local PA development firm founded in 1970
- The heart of Yohn Property's mission is its deep commitment to adaptive reuse projects and historical preservation throughout the state of Pennsylvania
- Successfully completed large portfolio of Pennsylvania developments totaling over 100 million dollars and over 7000 units
- Holds a degree in Business Management and Marketing from Boston College

Key Redevelopment Project: Yohn Property Management purchased and redeveloped the former Hanover Senior High School, now known as Eichelberger Professional Building & Eichelberger Performing Arts Center

195 Stockton Street, Hanover, PA



Introduction to Leadership Team



Donal McIntyre

- Co-Founder and Principal of Wesbuilt Construction Managers, which received Engineering News-Record's *New York Contractor of the Year* award in 2022
- Wesbuilt provides construction services throughout the east coast to a diverse clientele including healthcare, education, retail and government utilizing the latest construction software technology
- Team of 70+ employees inclusive of project executives, project managers, estimators, site supervisors & building information modeling (BIM) coordinators
- Holds degrees in Architectural Technology from University of Edinburgh and Construction Economics (Quantity Surveying) from Limerick Institute of Technology

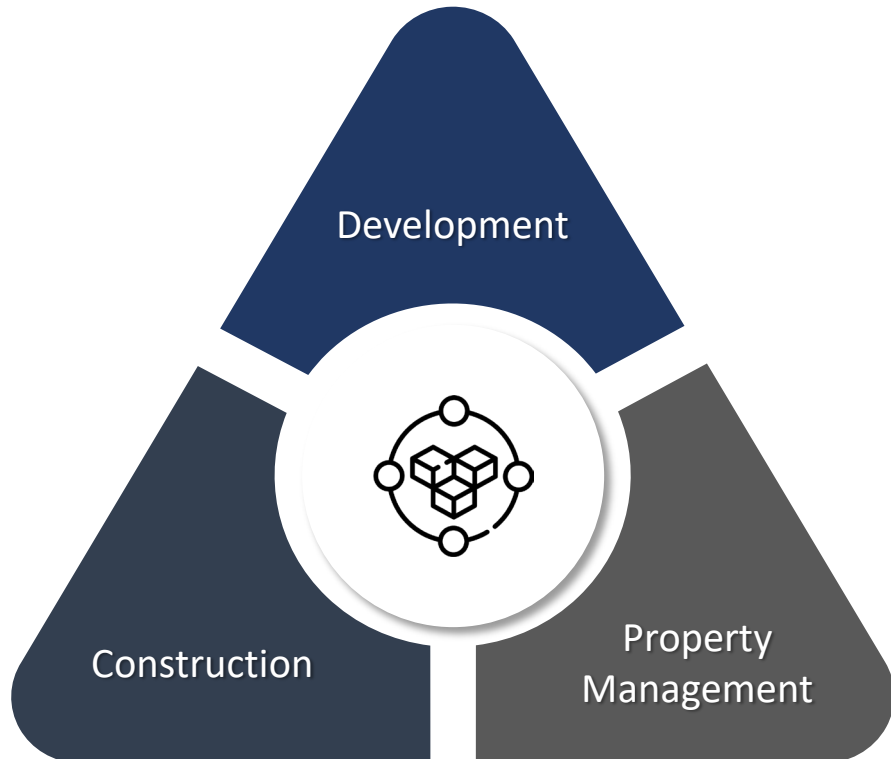
Key Redevelopment Project: Wesbuilt Construction Managers recently completed this 300 unit condo building in Tribeca, NY

450 Washington Street, New York, NY





Turrean Management Business Model



Full-service development company: Woman owned business with a team of dedicated investment and construction management professionals offering innovative expertise at every stage of the process

One stop shop: Mitigate counterparty risk for Harrisburg School District

Design and Build platform has a high success rate for large development projects due to cost efficiency and timely delivery

Local Partnerships: Employs Harrisburg local labor in project execution and property management.



Personal Involvement to Date

- 2016 ● First tour of William Penn
- June 2023 ● Heard news of demolition plans
- August 2023 ● Learned possibly delay of demolition due to community backlash
- Sept 2023 ● Second tour of property, now with larger scale capabilities and funding opportunities
- Sept 12, 2023 ● Attended Harrisburg School District community meeting.

Key Takeaway

- Harrisburg School District unable to borrow funds for any refurbishment or development project
- Proposed demolition of school and creation of open space due to \$90 million estimate for building rehabilitation met with heavy resistance
- Frustrated community with varying opinions for William Penn's future. Overarching opinion:

*Save William Penn and
Harrisburg needs a vocational school.*



Findings to Date

- Initial review from construction assessment presented a \$48 million cost estimate to refurbish entire William Penn's interior
- This amount does not include funds to carry property (e.g., insurance, utilities, exterior maintenance, grounds upkeep, taxes, security and reserves for unknown)
- Proposal to divide William Penn into subsections with different mechanical zones is possible, however the polled private sector is reluctant, and some stated a "hard no" to refurbishing or sharing designated zones of a large building
- Conclusion: To save William Penn in its entirety would require heavy governmental subsidy and taxpayer dollars



Development Considerations

COMMUNITY BENEFIT

- What development will be well received and not stress neighborhood?
- What development will provide job opportunities and resources to the community?

VIABILITY

- What development is cost effective?
- What are realistic goals for 1 year, 2 year or 5-year time periods?
- What development will foster the City of Harrisburg's cooperation with zoning permissions?

SUSTAINABILITY

- What development will be able to cover costs?
- What business will survive long term in the community?
- What does Harrisburg School District need short term (next 20 years) vs. long term (next 100 years)?

FINANCING OPTIONS

- What development is credible to underwriters?
- What proposal mitigates development risk?
- What returns are investors expecting?
- What government lending opportunities are available?
- What projects are eligible for tax credits?

PARTNERSHIPS

- Identifying for-profit tenants interested in Harrisburg footprint
- Identifying a non-profit organization with appropriate capabilities
- Identifying corporate partnerships interested in Harrisburg development (e.g., vocational school programming)
- Lobbying for political and governmental support for an urban redevelopment plan



Public/Private Partnership: Medical Campus, Specializing in Senior Care Vocational School, Focusing on Health Services

PROJECT SCOPE

- Vocational school
- Medical outpatient facility
- Acute medical rehabilitation center
- Affordable senior housing
- Dialysis Center
- Program of All-Inclusive Care for the Elderly (PACE) facility
- Medical office space
- Gardens and walking path

COMMUNITY BENEFITS

- Utilizes urban area for economic growth in Harrisburg
- Provides medical services and jobs
- Provides educational opportunities
- Preserves land for future school district use

US News & World Report recently ranked Harrisburg, PA as #1 in *2024 Best Places to Retire in the U.S.*, indicating a strong market opportunity for the city to support an aging population.

The historic William Penn High School provides a unique location and opportunity to develop a medical campus focusing on senior services.

Front and center of the campus, the iconic 6 pillars would be the entry to a vocational school, providing health care training to the community's young and adult population.

A symbiotic relationship would transpire as the school supplies a workforce supporting the medical businesses.



1. William Penn Vocational School
2. Senior Housing
3. Medical Center #1
4. Parking and Gardens
5. Medical Center #2
6. Medical Center #3
7. Playground, Garden & Parking

Concept Plan – Not to Scale









Public/Private Partnership: Medical Campus, Specializing in Senior Care Vocational School, Focusing on Health Services

Preserve front portion of William Penn and demolish back 2/3 of building

Turrean, Harrisburg School District, City of Harrisburg officials, healthcare providers, non-profit organization and investors partner to create a redevelopment master plan

Non-profit organization establishes vocational school; programming to include health services, medical training and student employment opportunities at medical campus

Embark on public relations campaign for Harrisburg School District & City of Harrisburg promoting their commitment to community improvement

Harrisburg School District enters a 99-year lease with Turrean

Turrean partners with non-profit organization for restoration of original William Penn building

Original building foyer to include historical display and museum pieces.

Potential use of auditorium for performing arts programs.

Turrean builds and subleases new construction to health care providers and partners with senior housing developer for residential community



Public/Private Partnership: Medical Campus, Specializing in Senior Care Vocational School, Focusing on Health Services

PROS

- Utilizing urban space to create viable businesses; a path for economic growth for the City of Harrisburg through tax revenue and employment creation
- Providing medical services and job opportunities for the community
- Retaining William Penn's originally intended purpose by providing vocational education
- Comprehensive and cohesive master plan; most attractive to investors and potential tenants
- Maintaining land option for Harrisburg School District's future use
- Harrisburg School District earning rental income to invest in school district initiatives
- Revitalizing abandoned building alleviates security and safety concerns
- Preserving history of William Penn
- Creating a venue for performing arts

CONS

- Complexity and timing: Need to establish proper urban master plan, zoning approval, investor fund raise, complete grant applications, form partnerships
- Reliance on private healthcare industry demands and economics



Thank you for the opportunity



Turrean
Management