

Brownfield Boat Tour

Pittsburgh



Courtesy of Rivers of Steel National Heritage Area

April 18, 2007



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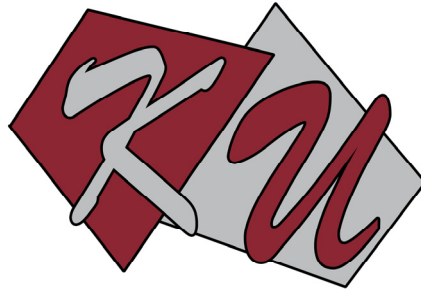


Prepared by *KU Resources, Inc.*

Brownfield Boat Tour Sponsors

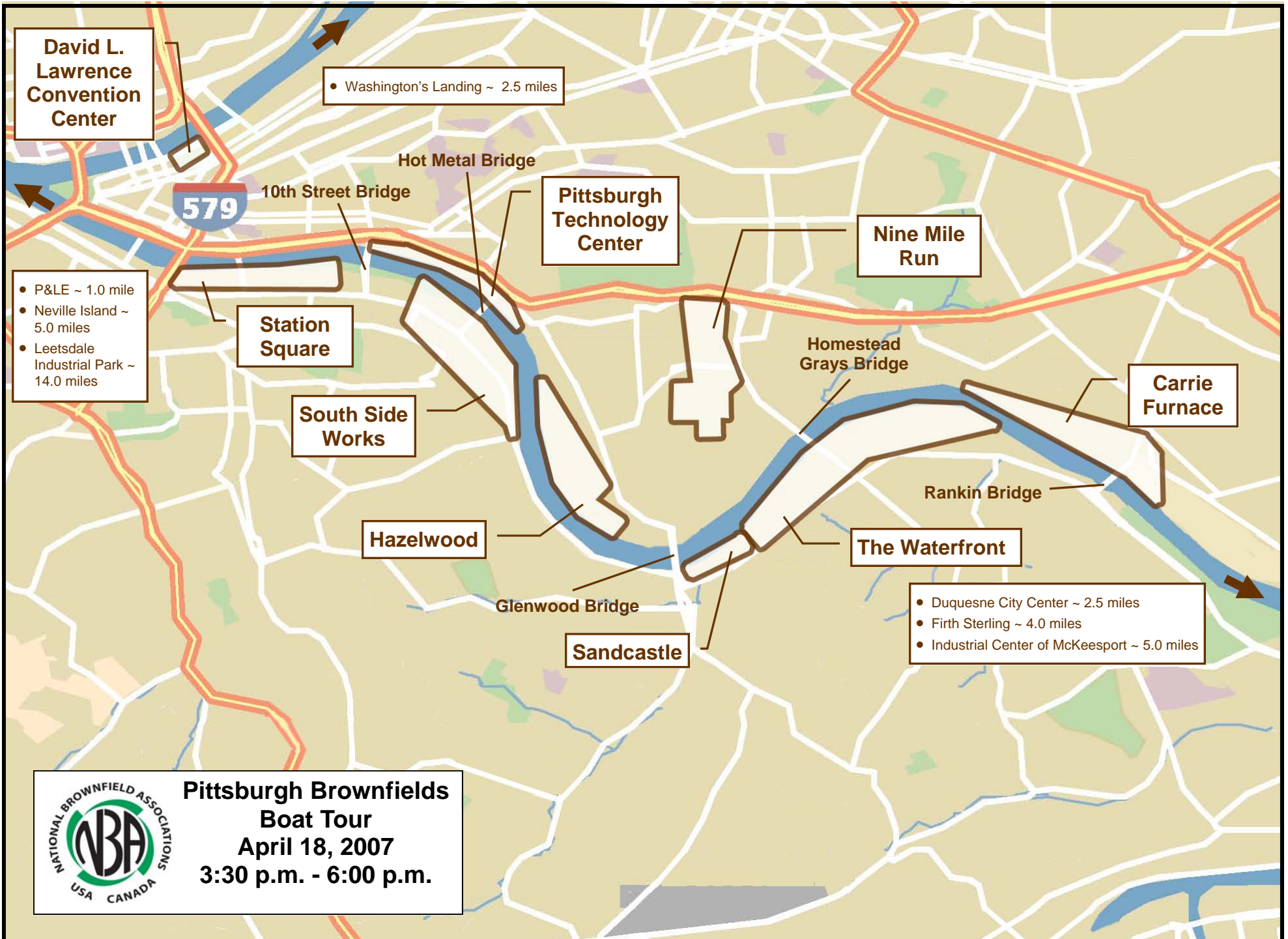


Hatch Mott
MacDonald



KU Resources, Inc.

STL



David L. Lawrence Convention Center

• Washington's Landing ~ 2.5 miles

Hot Metal Bridge

579

10th Street Bridge

Pittsburgh Technology Center

Nine Mile Run

• P&LE ~ 1.0 mile
• Neville Island ~ 5.0 miles
• Leetsdale Industrial Park ~ 14.0 miles

Station Square

Homestead Grays Bridge

Carrie Furnace

South Side Works

Rankin Bridge

Hazelwood

The Waterfront

Glenwood Bridge

Sandcastle

• Duquesne City Center ~ 2.5 miles
• Firth Sterling ~ 4.0 miles
• Industrial Center of McKeesport ~ 5.0 miles



Pittsburgh Brownfields Boat Tour
April 18, 2007
3:30 p.m. - 6:00 p.m.

Station Square



Project Overview

The entire 52-acre site, located between the Smithfield Street Bridge and the Fort Pitt Bridge, was formerly owned by the Pittsburgh & Lake Erie Railroad. The east section of the Station Square complex, west of the Smithfield Bridge, contains the former Pittsburgh & Lake Erie Railroad headquarters. This seven-story historic building was constructed in the late 1800s. Adjoining the former headquarters to the west are two large warehouse buildings.

These buildings, also constructed in the late 1800s, were once utilized by Pittsburgh & Lake Erie Railroad for train and freight storage. By the 1960s, the need for freight and passenger train service had declined, and the property became available for development.

In the late 1970s, the Pittsburgh History and Landmarks Foundation (PHLF) purchased the 52-acre site. The intent was to purchase the property and create an upscale mixed-use center in a predominantly industrial/blue-collar area, and to preserve the existing historic structures. PHLF wanted to redevelop this prime riverfront property so that residents, not industry, could access and enjoy the riverfront. Utilizing a federal grant for infrastructure improvements and low interest government loans, the former railroad headquarters building (referred to as the Landmarks Building) was restored and now contains the Grand Concourse Restaurant and premier office space.

The two freight buildings were also renovated and now contain over 70 retail shops, specialty shops, and restaurants. These buildings have become the only retail entertainment destination in Pittsburgh on the National Register of Historic Sites. In 1994, Station Square was purchased by Forest City Enterprises, Inc.

Project Benefits

This 52-acre riverfront complex contains over 70 retail shops, specialty stores, and restaurants. In addition, Station Square includes the only riverfront hotel in Pittsburgh, the landing for a fleet of excursion boats, an outdoor museum of artifacts, trolleys and railway cars, an outdoor amphitheater, and a riverwalk.

Station Square, with estimated customer traffic at 2.5 million per year, has been transformed from an abandoned railroad yard to Pittsburgh's number one tourist destination. Station Square's popularity, access, visibility, and available land has resulted in plans for future development. Those plans may include the construction of residential housing, a waterfront park, a riverboat casino, hotels, a marina, and the restoration of vacant buildings.

Location:

West Carson Street on the south shore of the Monongahela River, between the Smithfield Street Bridge and the Fort Pitt Bridge

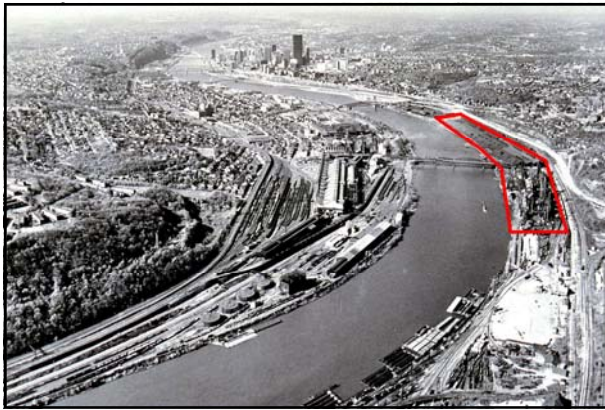
Size:

52 Acres

Description:

- Retail shops, special stores, restaurants, museum, amphitheater, and riverwalk
- Houses the only riverfront hotel

Pittsburgh Technology Center



Courtesy of Rivers of Steel National Heritage Area

Project Overview

The Pittsburgh Technology Center is a hub of innovation, application and production, where emerging technologies are shepherded from creation to implementation. The Center provides an attractively designed, high-quality environment to meet the needs of both established and new companies involved in the development or application of advanced technologies. As a means of speeding technology transfer, the University of Pittsburgh and Carnegie Mellon University have joined forces

with the business community. Each university has developed an interdisciplinary research center to focus on developing and applying new technologies in the fields of biotechnology, bioengineering, artificial intelligence, robotics, and computer applications.

Built on the site of the former Jones & Laughlin Hot Strip Mill, the Technology Center reflects the old and the new in its design. High-tech buildings and generous open spaces represent Pittsburgh's evolution from a town founded on heavy industry to a city on the cutting edge of innovative research and technology. The project's master plan calls for the creation of a campus-like setting combining a riverwalk, tree-covered walkways, and a greensward consisting of a variety of grasses and wildflowers.

Currently, the URA is working on a new master plan and zoning regulations that will allow an additional 1,000,000 square feet of development onsite. The new development will be supported by 3 new parking garages. In order to finance the new garages, the URA is working with the local taxing bodies to approve a Tax Increment Financing Plan. The URA approves all development proposals and land disposition contracts, procures public funds for the project, and can help arrange financing for businesses moving to the site.

Project Benefits

The Pittsburgh Technology Center is a state-of-the-art riverfront office park and a regional center for research and development. It is a nationally recognized example of brownfield reclamation and the first project in Pennsylvania to use tax increment financing. The site currently generates more than \$1 million in annual local tax revenues.

Key Dates and Aspects

- In 1983, the URA purchased this 48-acre site, a former Jones & Laughlin Hot Strip Mill.
- In 1984, the URA sponsored the Urban Land Institute's Panel Advisory Service to determine the best use for the site; a technology research and office park.
- In 1993, construction of the first building, the University of Pittsburgh Center for Biotechnology and Bioengineering, began. Significant public subsidy from the State was required.
- In 1995, the URA issued the first Tax Increment Financing Project in Pennsylvania to assist with the development of the parking garage to support the location of Union Switch & Signal to the site. The higher than anticipated tax revenues generated at the site allowed the URA to repay the \$5,510,000 in TIF bonds a full twelve years earlier than their scheduled maturity date. Since the bonds were retired, the site now generates \$1,078,331 in annual local tax revenues.
- In 2002, the most recent building, Bridgeside Point, was completed. Public subsidy of less than 15% (in the form of low interest loans) was required.
- In 2006, the new master plan, design guidelines and TIF Plan were approved for denser development onsite.



Location:

South Oakland
Between 2nd
Avenue and the
Monongahela River,
extending west from
the Hot Metal Bridge

Size:

48 Acres

Description:

- Research and technology office park
- Brownfield remediation
- Tax increment financing
- Quality riverfront development

Pittsburgh Technology Center



Financing

In excess of \$25 million has been committed to meet the public development costs of the Center from the following sources:

PA Department of Commerce	\$10,000,000
PA Department of Community Affairs - Strategy 21 Plan	\$8,300,000
City of Pittsburgh	\$2,300,000
Urban Redevelopment Authority of Pittsburgh	\$1,500,000
Pittsburgh Water and Sewer Authority	\$2,900,000
Private Foundations	\$300,000
TOTAL	\$25,300,000
<hr/>	
University of Pittsburgh Center for Biotechnology and Bioengineering	\$14,000,000
Carnegie Mellon University Carnegie Mellon Research Institute	\$17,000,000
Union Switch & Signal Corporation	\$20,500,000
Union Switch & Signal Corporation Parking Garage	\$7,500,000
2000 Technology Drive (Multi-Tenant Facility)	\$8,000,000
Aristech Chemical Corporation (now Sunoco)	\$16,000,000
Adelphia Business Solutions (now TelCove)	\$4,500,000
Bridgeside Point	\$20,500,000
TOTAL	\$104,000,000



Location:

South Oakland
Between 2nd
Avenue and the
Monongahela River,
extending west from
the Hot Metal Bridge

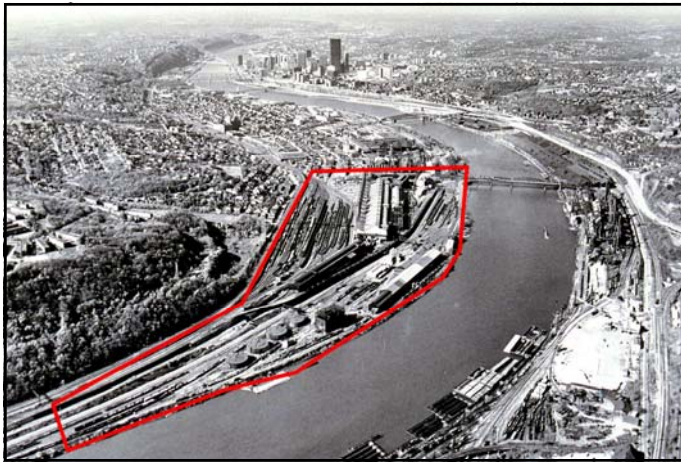
Size:

48 Acres

Description:

- Research and technology office park
- Brownfield remediation
- Tax increment financing
- Quality riverfront development

South Side Works



Courtesy of Rivers of Steel National Heritage Area

Project Overview

This redevelopment furthers the city's economic development policy to reposition former vacant, underutilized industrial properties in the City for new job creation and employment opportunities.

The URA purchased the 123-acre former LTV Steel South Side Works (SSW) in 1993 after LTV idled the plant. Over time, LTV had released over 10,000 employees in Pittsburgh.

From 1994 to 1996, the URA completed community consensus efforts related to development of the site. Over the next few years, the URA solicited interest for development of all components of the site, while completing environmental, infrastructure, and traffic enhancement efforts and executing a Tax Increment Financing package with the three taxing bodies. To date, these efforts have brought over \$220 million in private investment, 1,500 jobs, 1,420,000 sq. ft. of space, 354 residential units and two parking garages to the SSW.

Project Benefits

SSW is a first class riverfront development utilizing a mix of office, medical, recreational, housing and retail uses. At build out of the SSW development, total private investment is expected to reach \$250M and will provide up to 5,400 employment opportunities and over 400 housing units. In addition to the job creation and housing potential of the development, public access to the riverfront will be created. Employment generated by initial development is approximately 1,500 jobs. Public investment to date to support this development, including Parking Garages #1 and #2, has totaled approximately \$95 million.

Once the Tax Increment Financing is expired the project will generate \$8,000,000 in annual tax revenue to the local taxing bodies.

Key Dates and Aspects

- In 1993 the URA purchased this 123-acre site, the former LTV SSW following the idling of the plant by LTV and the layoff of more than 10,000 employees.
- From 1994 to 1996 the URA worked with the South Side Local Development Corporation and other community groups to develop a consensus for redevelopment guidelines.
- In 1996 the URA began predevelopment activities, including demolition of mill structures, acquisition and renovation of the Mon Con Bridge (now the Hot Metal Bridge), environmental remediation, and installation of infrastructure.
- In 1998 ground was broken on the first building, a distribution facility for UPMC.
- In 1999 the Tax Increment Financing Plan was approved by the local taxing bodies. Construction of the first building, the University of Pittsburgh Center for Biotechnology and Bioengineering, began. Significant public subsidy from the State was required.
- Also in 1999, construction began on the UPMC Sports Medicine Facility (where the Steelers train), the IBEW regional headquarters, the McGowan Center for Artificial Organ Development, and the waterfront park and river trail system.
- In 2000 and 2001, construction began on the FBI Regional Field Offices, the Soffer Office and Retail Development, Parking Garage #1, and the Rivertech Center. Substantial infrastructure improvements were also implemented.
- In 2002 work began on the second phase of Soffer's Office and Retail Development, Parking Garage #2, a 3-story 270-unit multifamily housing development, and the Matcon Diamond building.



Location:

South Side, between Carson Street and the Monongahela River, extending from the Hot Metal Bridge

Size:

123 Acres

Description:

- Mixed use development including office space, a sports medicine complex and practice fields, housing and retail
- Brownfield remediation
- Tax increment financing
- Quality riverfront development
- Sites available for sale/ lease: No development sites are currently available. Office and retail space are available to lease.



South Side Works



Location:
South Side, between Carson Street and the Monongahela River, extending from the Hot Metal Bridge

Size:
123 Acres

Description:

- Mixed use development including office space, a sports medicine complex and practice fields, housing and retail
- Brownfield remediation
- Tax increment financing
- Quality riverfront development
- Sites available for sale/ lease: No development sites are currently available. Office and retail space are available to lease.

Financing

Private investment at SSW to date totals approximately \$220 million and includes the following:

UPMC Distribution Facility	\$4.9M
Life Sciences Center	\$10.7M
UPMC Sports Performance Center	\$30.0M
IBEW	\$18.0M
FBI Regional Office	\$20.1M
Quantum One Office Building	\$18.0M
Quantum Two Office Building	\$22.0M
Soffer Mixed-Use Developments	\$20.4M
Rivertech Center	\$5.0M

Continental Multi Family Housing	\$27.0M
Matcon Diamond	\$1.25M
Immigration & Naturalization Service	\$4.7M
Soffer MXD/2700 Carson (Parcel C1a)	\$13.0M
Soffer MXD Cinema (Parcel C2b)	\$10.7M
Soffer - Cheesecake Factory	\$2.5M
Rodriguez Housing	\$11.5M
TOTAL	\$219.75M

Public Benefit/Investment

PROPOSED FINANCING (Total Project Build out)	
PROJECT COSTS:	
Roads	\$44,000,000
Renovation of Monongahela Connecting Bridge (MONCON)	\$14,000,000
Hot Metal Bridge	\$5,266,500
Parks	\$1,000,000
Parking Garages	\$38,733,500
TOTAL	\$103,000,000
PROJECT FINANCING (Projected)	
City / URA Funding	\$21,637,961
Private Garage Funding	\$18,650,000
State Funding	\$16,992,000
Pittsburgh Water & Sewer Authority	\$12,525,000
Tax Increment Financing (HUD Section 108 Loans - \$11,000,000)	\$25,000,000
HUD Brownfields Economic Development Initiative (BEDI) Grant	\$1,500,000
HUD Economic Development Initiative (EDI) Grant	\$1,000,000
Other Sources	\$5,695,039
TOTAL	\$103,000,000



Hazelwood



Project Overview

The property, formerly the LTV Hazelwood Works, is privately owned by Almono LP, comprised of four Pittsburgh philanthropic foundations with general partner, Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC). The goal of Almono LP is to work with a master developer who will create an exemplary mixed-use development demonstrating the best practices of urban density infill and sustainability. A consensus concept plan and design guidelines have been prepared in a planning process with the adjacent neighborhood of Hazelwood and the City

of Pittsburgh. The development program, supported by market studies, envisions approximately 1200 housing units and 2,500,000 square feet of commercial development.

The site is cleared except for one large industrial building. It was remediated by LTV to Commonwealth of Pennsylvania standards (Act 2 release) prior to acquisition by Almono LP in April 2002, with the exception of a 40 acre parcel, which will require additional but modest remediation (soil cover).

The site is strategically located immediately next to Oakland, the educational, cultural, research, and medical center of the Pittsburgh region, including Carnegie Mellon University, the University of Pittsburgh, Carlow College, the five hospitals of the University of Pittsburgh Medical Center, and the Carnegie Museum. A substantial high technology research and office park (Pittsburgh Technology Center) is on an adjacent former LTV riverfront site. The site is also within five minutes drive to Downtown Pittsburgh. The skylines of both Oakland and Downtown can be seen from the site.

Almono LP commissioned an urban design master plan and commercial and residential market studies to understand the capacity of the site and to test their vision for the site. The section which follows describes that vision. The planning process, which led to a consensus master plan for the overall site, involved residents of the adjacent neighborhood of Hazelwood and other stakeholders, including various departments of the City of Pittsburgh. A rezoning of the property from heavy industrial to planned unit development will be facilitated by the City once a developer is selected. It is anticipated by Almono LP, the Hazelwood neighborhood, and the City that the basic framework of the concept plan and the proposed mix of uses will be adopted by the selected developer.

Project Benefits

This is one of the prime development opportunities in the country with land ownership in the hands of private philanthropic interests, with community and political consensus on a concept plan, and with adjacency to the two largest employment centers in Western Pennsylvania (Downtown with 150,000 employees and Oakland with 50,000 employees and 30,000 university students).

The site is essentially a clean slate. The vision is to create an extension of the Hazelwood neighborhood which will be an urban density mixed use riverfront development of the highest quality. The concept plan envisions housing units, commercial development (research, office, and retail), and substantial open space amenities.



Location:
Hazelwood

Size:
170 Acres

Description:

- Mixed-use development
- Commercial and residential
- Brownfield remediation

Sandcastle



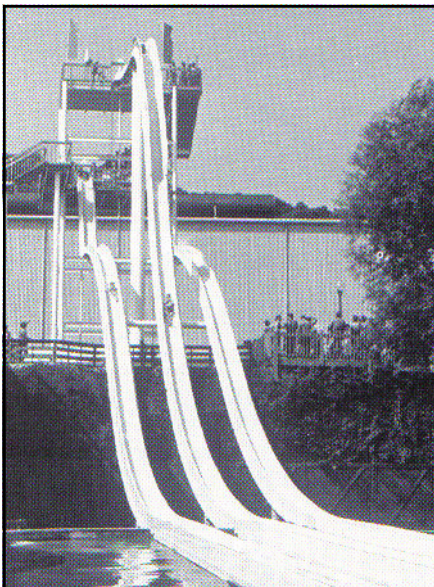
Project Overview

Sandcastle is a water park located in the Pittsburgh suburb of West Homestead on the banks of the Monongahela River. The park is located not far from the Waterfront, which has a large number of stores, restaurants, and movie theaters. Sandcastle is owned by Kennywood Entertainment, the same company that runs its sister parks, Kennywood, Idlewild Park, and Lake Compounce. The park contains fourteen

waterslides, several pools, a lazy river, a hot tub, a go-kart track, and an area of water attractions for children. In addition to water attractions, the park features a boardwalk with shops, arcade, and restaurants. The park also features an entertainment complex called The Sandbar and a marina.

The site where Sandcastle currently sits was formerly a railroad yard. On December 5, 1987, Kennywood Entertainment finalized the sale of the property. In October 1988, construction started on Sandcastle. The first phase, which cost seven million dollars, was scheduled for completion in early June 1989. First, seven miles of railroad track were removed to make way for the waterpark. The low land immediately along the Monongahela was overgrown with dense, impassible vegetation which was cleared. During the Spring, the Monongahela River repeatedly flooded the lower level of the park, and work came to a complete stop. Construction timetables were rendered obsolete, and costs were driven up. Contractors worked sixteen-hour days for months to meet the July opening date. They missed it by just sixteen days. Sandcastle officially opened for business on July 17, 1989. Kennywood spent another half million dollars on Sandcastle for the 1990 season, which included an outdoor riverside play area for adults. The following years, they added another hot tub, a dance area, 16-screen video wall, bungee jumping area, golf driving range, softball batting cages, go-kart track, miniature golf, and arcade. In 1994, a children's waterpark and a boardwalk was add, and in 1995, Kennywood introduced state-of-the-art concert amphitheater.

In January of 2007, the Chevrolet Amphitheatre, under plans by concert promoter Live Nation, was disassembled. According to new design plans, the new amphitheater will rest between Sandcastle's west perimeter and the Waterfront section of Homestead Borough along the river. Sandcastle already had an existing amphitheatre on the property, but was outdated and was seldom used. The new amphitheatre will be completed in conjunction with the completion of the renovations of the Homestead Grays Bridge. It will feature a riverfront view for the audience, picnic areas, VIP areas, multipurpose areas for large festivals and parking, and will open in time for the 2007 concert season.



Project Benefits

The park not only serves as the recreational needs of the community, but also offers summer employment to hundreds of students from the surrounding area.

Location:

West Homestead

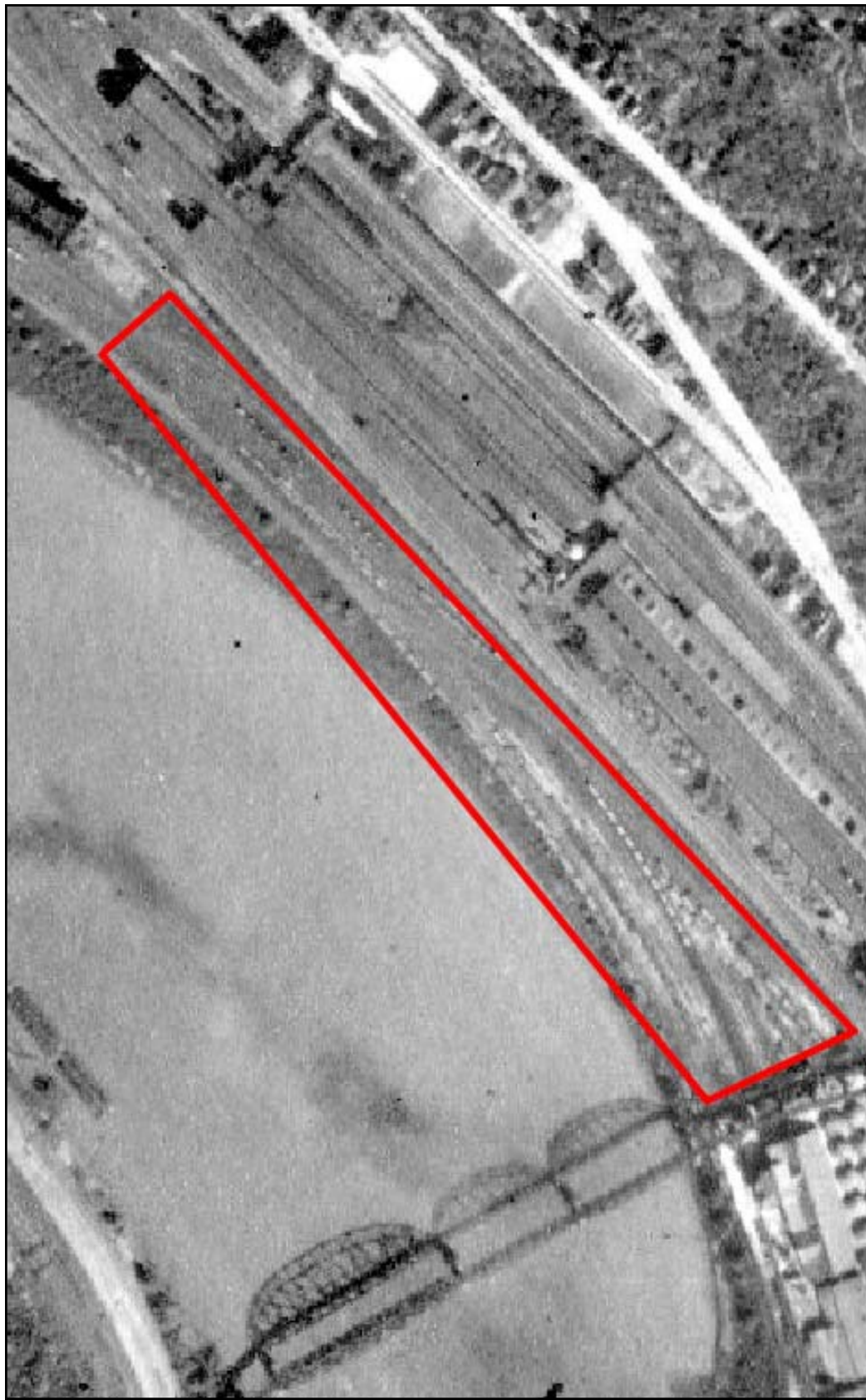
Size:

67 Acres

Description:

- Features water attractions, boardwalk, nightclub, and go-kart track
- Brownfield remediation

Sandcastle



**OCTOBER 02, 1938
AERIAL PHOTOGRAPH**

Sandcastle





Project Overview

The Homestead Works mill site was built in 1879 and would dominate the steel making landscape for 125 years. It was a center for innovation in the steel industry and the site for the nation's first basic open hearth furnaces and slabbing mills. As early as 1886, the Homestead Works began producing armor plate for the U.S. Navy, a partnership that lasted through two World Wars and in the 1950s. The Homestead Works closed in 1986.

Along the bank of the Monongahela River below the Pump House of the Homestead Mill of the Carnegie Steel Works, just after dawn on July 6, 1892 a battle erupted when locked-out Homestead steelworkers and community supporters broke into the closed and fortified mill "Fort Frick" and met 300 Pinkerton agents armed with repeating rifles attempting to land at the Pumphouse. When the Pinkertons surrendered in the early evening, seven workers and three "detectives" lay dead. Nearly all the hired guns were wounded and humiliated in a gauntlet organized by women, children and townspeople. The Battle of Homestead is the most famous event in American labor history.

The Waterfront is Pittsburgh's newest destination for shopping, dining and nightlife. Large department stores such as Target, Filene's Basement, and Michael's and scenic walkways with more intimate boutiques such as Barnes and Noble, Abercrombie and Fitch, Victoria's Secret and Gordon's Shoes. Catch a flick at Loews Waterfront Theatre where movie goers enjoy stadium seating and valet parking. Then, top it all off by refueling at some of Pittsburgh's most exciting bars and fine restaurants. The Waterfront location is as exciting as it is historic. It's hard for visitors to miss the towering line of smoke stacks, now a well-known landmark, which are the last remains of the former Homestead Steel Mill.

Financing

The following sources have provided over \$40 million:

SOURCE	AMOUNT
TIF	\$30,000,000
RACP	\$6,300,000
CDBG	\$700,000
EDF Loan - GAI	\$2,000,000
EDF Loan - Eat & Park	\$1,100,000
CDBG - Eat & Park	\$400,000
TOTAL	\$40,500,000

Location:

Munhall,
Homestead, West
Homestead

Size:

267 Acres

Description:

- Commercial and residential
- Multi site development
- Brownfield remediation



Courtesy of Rivers of Steel National Heritage Area

Nine Mile Run/Summerset at Frick Park



Project Overview

Summerset at Frick Park is a model for brownfield redevelopment and urban redevelopment. This project includes a 106 acre expansion of Frick Park, 8 acres of new neighborhood parks, 47 acres of streets and boulevards, 58 acres of new residential development, and 710 new homes (3 phases).

Summerset at Frick Park embraces smart growth. It is a

public/ private effort that develops existing urban space and a former brownfield while reclaiming, restoring, and beautifying lost park lands and critical environmental areas. This land reuse and land reclamation project of a former slag heap establishes a new high-density urban community and extends and rehabilitates an existing urban park (Frick Park).

The completed mixed land use project is highlighted by:

- 710 new high standard multi-type housing units, including EPA Energy Star certification for all homes
- Restoration and day-lighting of one of the area's last urban streams
- Restoration of the health and biological diversity of an aquatic ecosystem
- Restoration and expansion of wetlands and park lands
- New park trails and a new soccer field

Summerset at Frick Park's potential was recognized 90 years ago. In 1911, Frederick Olmstead Jr. saw Nine Mile Run as "perhaps the most striking opportunity of a large park. ideal for playing fields, the stream. wooded slopes, shaded walks, and cool resting places.give a sense of seclusion so rare in an urban area." Summerset at Frick Park captures this opportunity by restoring and extending the park and most certainly achieves a strong sense of place. Residents can walk or bike to nearby recreation and commercial districts. The development and park are just 5 miles from Pittsburgh's central business district and 2 miles from the University of Pittsburgh, Carnegie Mellon University, and Oakland (the state's 3rd busiest business district). The development includes mass transit, park trails (which connect with the Pittsburgh riverfront), and pedestrian friendly streets. Commuting from the central business district will not require accessing any major highway. Summerset is a "new traditional neighborhood" that blends in with existing adjacent urban neighborhoods.

Project Benefits

The development reinvests in the existing community with several hundred new residents that will use schools, commercial districts, and the new park. Tax revenues generated for the City of Pittsburgh from land that generated \$0 in tax revenue include:

- \$2.9 million in annual tax revenue
- A one time \$3.6 million in transfer tax revenue
- A collaborative community involvement process includes:
- Mayoral task force of community groups and civic leaders that initially met monthly and now meets quarterly
- Regular meetings with environmental organizations
- A three-day charette on March 6, 1997 at the inception of the development plan process included all local civic voices in the planning process
- Public availability of all environmental reports and studies

This process insures transparency and collaboration in decision making. Summerset at Frick Park is a model for urban community design and brownfield redevelopment.



Location:

Adjacent to Squirrel Hill, Frick Park, Swisshelm Park and the Monongahela River

Size:

238 Acres

Description:

- Brownfield remediation
- New construction market rate housing in traditional neighborhood development
- New urbanist community
- Regeneration and expansion of urban park (Frick)
- Model for urban planning and urban redevelopment

Nine Mile Run/Summerset at Frick Park



Location:

Adjacent to Squirrel Hill, Frick Park, Swisshelm Park and the Monongahela River

Size:

238 Acres

Description:

- Brownfield remediation
- New construction market rate housing in traditional neighborhood development
- New urbanist community
- Regeneration and expansion of urban park (Frick)
- Model for urban planning and urban redevelopment

Key Dates and Aspects

- Cooper, Robertson & Partners of NYC was retained to prepare a master plan for the site; their studies suggest the site could support in excess of 1,000 new housing units.
- 1996 Master Plan completed.
- Summerset Land Development Associates selected as developers.
- Early 1997 URA completes final phases of environmental and geotechnical investigations.
- Original plan to reshape existing slag configuration and create a single site of maximum area by placing Nine Mile Run stream into a culvert and filling the valley rejected due to variety of negative public reactions.
- Plan revised, reducing total amount of developable area to accommodate 713 new housing units and committing to restore the stream.
- Primary challenge facing any development proposal for the Nine Mile Run area is to cleanup of industrial contamination and restoration of site to a viable landscape.
- URA continues preparation of site plateaus for the residential development while The City Planning Department develops plan for restoration of land.
- Major issues confronting plans to restore the site to environmentally viable status center around water quality and sewage issues and slag revegetation.
- Entire site rezoned, "RP", Planned Residential and Risk Assessment and Cleanup Plan completed and approved by the State Department of Environmental Protection (DEP).
- June 1999 grading of Phase I of the site began in and is complete.
- Fall of 2000 infrastructure work began for Phase 1A was completed.
- Phase 2 grading and Phase 1B infrastructure work was completed.
- By September 2005, 79 single family homes had been completed and occupied, and also 40 rental apartments had been completed and rented.

Financing

SOURCE	AMOUNT
City Bond	\$11,687,766
Land Proceeds	\$3,101,828
EPA Grant	\$330,000
Foundations	\$750,000
State - RACP	\$12,500,000
State - Growing Greener	\$742,080
County - LCTF	\$1,500,000
PWSA (Pittsburgh Water and Sewer Authority)	\$8,235,000
Total	\$38,846,674

Note: Financing of this mid-phase project is on-going and will continue to use these and other sources as the project is completed.

Carrie Furnace



Courtesy of Rivers of Steel National Heritage Area of Economic Development.

Project Overview

The area is named for the Carrie Furnaces, remnants of the iron works that once dominated the steel industry and broke US production records until the 1970s. Traditional neighborhoods filled with historic buildings, from worker row housing to magnificent churches and mansions, were built adjacent to the Carrie Furnaces and the Edgar Thompson Works, and surround the mills. Since the Carrie Furnaces were closed in the 1980s efforts to redevelop the vacant mill site and the adjacent neighborhoods were initiated by Allegheny County Department

Mixed use market-driven development with multi-modal access is the key to the remediation and development of the Rankin and Swissvale riverfront; also integrated with other regional development at Route 837 with improvements in Munhall and Whitaker to the southern end of the Rankin Hot Metal Bridge. The concept plan has been developed to articulate a viable and marketable land use strategy that benefits the local communities of Rankin, Braddock, Swissvale, and North Braddock while celebrating the essential history of the steel industry in the Monongahela River Valley. The project incorporates the singular major element of the Steel Industry Heritage Corporation initiative with a contemporary transit-oriented development seamlessly integrating residential, dedicated retail, commercial, recreational, tourism, hospitality and light industrial elements. A pedestrian trail system and bike path will circle the area and cross the Hot Metal Bridge to allow access to the Waterfront development, and connect to downtown Pittsburgh via the Eliza Furnace Trail and potentially to Washington D.C. by way of the Great Allegheny Passage trail system.

The pre-development of the site is currently under way with requests for qualifications for the environmental and project design work being solicited. Act 2 of the DEP remediation process has also begun. Allegheny County is presently pursuing funds to begin the planning and engineering of infrastructure to support new development including access improvements, on-site roadways and associated utilities. Development proposals will be solicited early in the redevelopment process.

Project Benefits

Redevelopment initiatives include reintegrating the former industrial area with the traditional neighborhoods, the riverfront and other regional development and transportation improvements. The National Park Service found the former U.S. Steel Homestead Works site, including the Carrie Furnace site, to be historically significant because it represents three broad threads in history: 1) the role of engineering and technology in developing the American economy, 2) labor's role in developing the American economy, and 3) peopling places and community. Situated in between the research/technology area close to the universities and the manufacturing areas of the Mon Valley, the Carrie Furnace site can take advantage of both opportunities.

Key Dates and Aspects

- The Carrie Furnace site was closed in 1983 and purchased by the Park Corporation in 1988 for a total of \$3,000,000 with \$500,000 in value attributed to Carrie.
- The Redevelopment Authority of Allegheny County (RAAC) acquired approximately 137 acres of the former Carrie Furnace site for \$5,750,000 from the Park Corporation.
- The Carrie Furnace Master plan steering committee was established in 2000 by Allegheny County with representation from the Boroughs of Braddock, North Braddock, Rankin and Swissvale, as well as involved community representatives.
- The concept plan, with assistance from the Pittsburgh firm of MacLachlan Cornelius and Filoni, has been developed to articulate a viable and marketable land use strategy.



Location:

Rankin, Swissvale, Munhall, and Whitaker Boroughs (Allegheny County), as well as the City of Pittsburgh

Size:

137 Acres

Description:

- Mixed use market-driven development with multi-modal access
- Residential, light industrial and commercial
- Brownfield remediation



Carrie Furnace

- The steel heritage complex will house the reassembled 48" universal plate rolling (the last steam-driven mill in the U.S.), to demonstrate virtual steel-making to its visitors.
- To date, approximately \$ 460,000 in Allegheny County, Federal and State funding has been allocated and expended for development of the conceptual plan, testing of market feasibility, historic documentation, and structural analyses of the furnaces and the Hot Metal Bridge in anticipation of the acquisition and redevelopment.
- PA Governor Rendell awarded \$ 6 million in Redevelopment Assistance Capital Program funds to Allegheny County for the purchase and redevelopment in late 2004.
- The site has been characterized environmentally with a Phase I assessment conducted for Allegheny County by the firm of KU Resources.
- An environmental work plan for a Phase II analysis has been developed and funding secured by RAAC under the Commonwealth's Industrial Sites Reuse program in the amount of \$ 250,000 for this work. This will be initiated immediately upon closing.

Financing

Over \$10 million have been committed for the development of the Carrie Furnace site from the following sources:

SOURCE	AMOUNT
State RACP Funding	\$6,000,000
CDBG/HUD Funding	\$3,714,410
Other State	\$340,000
TOTAL	\$10,054,410



Location:

Rankin, Swissvale, Munhall, and Whitaker Boroughs (Allegheny County), as well as the City of Pittsburgh

Size:

137 Acres

Description:

- Mixed use market-driven development with multi-modal access
- Brownfield remediation



Other Major Allegheny County Riverside Brownfields

Washington's Landing



Project Overview

By the 1960's Herr's Island was in a state of deterioration and abandonment. In response, the City and Urban Redevelopment Authority of Pittsburgh initiated a series of planning and site preparation actions to prepare for the reclamation of this unique land resource and sought funding for the implementation of these activities. With these foundation blocks in place, the URA and the City prepared for

future development through preparation of a redevelopment plan in October, 1983.

The URA subsequently acquired all of the land and demolished structures which, along with the construction and signalization of a new bridge and access ramp to the island and a spine road with underground utilities on the island, paved the way for private development.

The entire project area was rezoned from industrial to Specially Planned District (SPD). Development within the SPD must meet design guidelines and standards provided in the Preliminary Land Development Plan prepared for the project area. The SPD allows for the orderly, planned development of a mixed-use project such as this to ensure property owners that a certain standard for development will be followed by all developers.

An additional traffic study was completed in May, 1987, which indicated that traffic generated from 200,000 square feet office space equivalent could be developed on the island without further major capital investment in the highway system. A housing study, also completed in May, 1987, illustrated the economic feasibility of market-rate housing on the island.

Role of the URA

The URA and the City are responsible for the implementation of the Redevelopment Plan, to insure the Plan's goals and objectives are met. The URA was responsible for land assembly, demolition, and site improvement activities, including public infrastructure, parks, and development of other public spaces pursuant to the Plan. The URA also approves all land disposition contracts and development proposals.

Project Benefits

Washington's Landing is the mixed-use development on the 42-acre Herr's Island located on the western bank of the Allegheny River, approximately two miles from Pittsburgh's Golden Triangle. The Washington's Landing project involves the revitalization of this once blighted island into a high-quality, multi-use development, encompassing a full service marina, market-rate housing, office/research and development/light industrial uses, a rowing center, and a public park. The development was undertaken pursuant to a Redevelopment Plan adopted by Pittsburgh's City Council in October, 1983. The Plan regulates development to accentuate the island's natural assets, including the waterfront areas and the secluded views of the downtown skyline. Each development parcel is situated and designed to take best advantage of the island's natural assets. A network of riverfront trails connects the public open spaces and other park facilities. Pedestrian circulation is encouraged through attractive streetscaping and access to the water at entrances located at building sites.



Location:

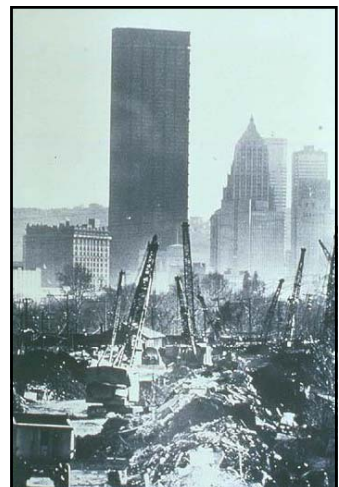
Western bank of the Allegheny River, approximately two miles from Pittsburgh's Golden Triangle

Size:

42 Acres

Description:

- Brownfield redevelopment
- Revitalization of a once blighted industrial site into a spectacular multi-use development
- Featuring a full service marina, market-rate housing, office/research and development/light industrial uses, a rowing center, and a public park



Washington's Landing



Financing

The public investment required to prepare Washington's Landing for private development has totaled in excess of \$26 million. Funding has come from a myriad of sources, as indicated below.

SOURCE	AMOUNT
U.S. Economic Development Administration	\$2,280,590
PA Department of Community Affairs	\$2,300,000
PA Department of Commerce	\$2,400,000
PA Department of Environmental Resources	\$3,140,000
Appalachian Regional Commission	\$1,850,000
City of Pittsburgh CDBG Funds	\$4,400,000
Urban Redevelopment Authority	\$1,301,000
City of Pittsburgh Bond Funds	\$3,248,000
Port Authority Transit	\$800,000
Urban Redevelopment Authority Program Income	\$585,500
Pittsburgh Water and Sewer Authority	\$1,200,000
PA Strategy 21 Funding (park and open spaces)	\$3,000,000
TOTAL	\$26,505,090

Investment

SOURCE	AMOUNT
Washington's Landing Associates I	\$2,400,000
Washington's Landing Associates II	\$2,900,000
Three Rivers Rowing Association	\$1,500,000
Sports Technology Group	\$3,288,000
Washington's Landing Marina	\$3,000,000
600 Riverfront Drive	\$2,600,000
800 Riverfront Drive	\$2,900,000 (projected)
Automated Healthcare	\$4,590,000
The Village at Washington's Landing	\$21,000,000
TOTAL	\$44,178,000



Location:

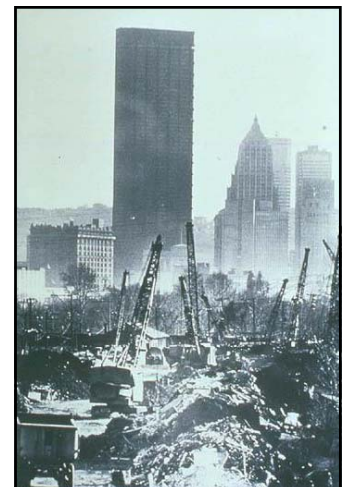
Western bank of the Allegheny River, approximately two miles from Pittsburgh's Golden Triangle

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- Brownfield redevelopment
- Revitalization of a once blighted industrial site into a spectacular multi-use development
- Featuring a full service marina, market-rate housing, office/research and development/light industrial uses, a rowing center, and a public park



City Center of Duquesne



Project Overview

Situated within the borders of Duquesne and providing employment for thousands of its residents is the Duquesne Steel Works, one of Mr. Carnegie's most cherished pets and one of the most important of the entire group of manufacturing plants under the control of the United States Steel Corporation. It is, in itself, a veritable little city, covering, as it does, no less than 250 acres of ground. Within its gates are some of the world's greatest workshops and many of the greatest mechanical appliances and devices

that the mind of man has yet conceived or inventive genius has evolved. Within its enclosure, and by the most modern process, the crude ore of the earth is molded into forms of beauty and symmetry from the state of nature to the polished and finished product, ready for hundreds of uses in the realm of steel and iron. The transformation is complete, and the process one of exceptional interest.

The City Center of Duquesne (formerly US Steel Duquesne Works) is the single largest development project in the City. Duquesne is severely distressed by the closing of the Steel Mill, and its economic recovery is dependent upon the redevelopment with diversified industries and new jobs.

The focus of the project is the development of the site that was designated as a Keystone Opportunity Zone (KOZ) in 1999. To prepare the property for development requires significant site preparation, infrastructure improvements, internal road extensions, environmental remediation of the stoves. Another key component, flyover ramp is fully funded and scheduled for construction in 2008-2009. This flyover ramp project is critical to the remaining redevelopment of this Duquesne brownfield site in order that the 250-acre Center and the KOZ designated properties can be improved with new capital investments and jobs. The City Center of Duquesne is a master planned Industrial Center, currently accessed over an at-grade railroad crossing on the Norfolk Southern Railroad, which creates a serious traffic and pedestrian delay and safety risk.

To date, extensive redevelopment has occurred including the demolition of 79 buildings, the renovation of over 180,000 square feet of industrial space, and the construction of approximately 4,000 linear feet of on-site roadways. The site has received clearance through the Act 2 process, and numerous businesses are located on site including Thermal Transfer Corporation, Angstrom Sciences, Fastenal, KU Resources, Advanticom, Pittsburgh Sports Report, American Textile Company, and The Greater Pittsburgh Community Food Bank.

Project Benefits

This project not only shows further development of a stable industrial park, but also shows the creation of new employment opportunities in an economically distressed community. The City of Center of Duquesne project also developed a public private partnership between the RIDC, Allegheny County, and the City of Duquesne. Currently, the site employs over 1,000, with expectations of exceeding 2,000 jobs in the future.



Location:

City of Duquesne

Size:

250 Acres

Description:

- KOZ site development
- Multi site development
- Brownfield remediation

City Center of Duquesne

Financing

The following sources have provided over \$20 million for the listed uses:

SOURCE	AMOUNT
State	\$3,000,000
Federal	\$7,500,000*
Allegheny County	\$3,000,000
RIDC/Other Private Sources	\$7,050,000
TOTAL	\$20,550,000

* Federal Funding Designated for "Flyover" Ramp

Project Uses

ACTIVITY	AMOUNT
Construction of Flyover Ramp	\$7,500,000
North Linden Street Extension	\$900,000
South Linden Street Extension	\$3,500,000
Demolition and Remediation – (Stoves)	\$500,000
Existing Building Renovations	\$6,250,000
Removal of Pedestrian Bridge	\$1,500,000
Additional Property Acquisition	\$400,000
TOTAL	\$20,550,000



Location:

City of Duquesne

Size:

250 Acres

Description:

- KOZ site development
- Multi site development
- Brownfield remediation

Firth Sterling



Location:
City of McKeesport

Size:
15 Acres

- Description:**
- Reuse of long vacant industrial site
 - KOZ site development
 - Multi site development
 - Brownfield remediation



Project Overview

Steel manufacturing on the site dates back to 1889 when the Sterling Steel Company established operations there. In 1901, Firth Sterling began operations manufacturing steel and tin-plated steel, until 1967 when the plant was sold to Teledyne Carbide Corporation. Manufacturing ceased sometime prior to 1983 when the Weiss Brother Construction Company purchased the site for an equipment storage yard and office for their highway construction business. A fire that destroyed court

records leaves it unclear exactly when steel making operations ended.

Redevelopment of former Firth Sterling site for new industrial use to support activity on the adjacent Industrial Center of McKeesport. This 15 acre Keystone Opportunity Zone (KOZ) site is located adjacent to the Industrial Center of McKeesport KOZ site. The Redevelopment Authority of Allegheny County purchased the site from GLS Capital with the intention of preparing the site for redevelopment by the private sector. The property has significant development issues to be addressed including environmental remediation, substantial demolition and site clearance. Although road access to the site is challenging it benefits from excellent rail and barge facilities.

Phase I and Phase II environmental assessments of the site have been completed. The Redevelopment Authority of Allegheny County has acquired the site and completed the hazardous and non-hazardous materials site cleanup.

Project Benefits

The Firth Sterling site is not only a KOZ, but also an excellent example of the reuse of a vacant industrial area. This multi site development will create over 500 jobs.

Financing

Over \$4 million have been committed by the following sources:

SOURCE	AMOUNT
RACP	\$2,000,000
Federal	\$1,000,000
Allegheny County	\$1,000,000
TOTAL	\$4,000,000

Project Uses

ACTIVITY	AMOUNT
Remediation	\$1,500,000
Acquisition	\$200,000
Demolition/Site Preparation/Infrastructure	\$2,300,000
TOTAL	\$4,000,000



Industrial Center of McKeesport

Project Overview

The Tube Works were founded in 1872 by Boston industrialist John H. Flager. The plant's primary purpose was the production of steel pipes for all sorts of purposes. The plant began to expand rapidly. During the 1870s, the Tube Works added several mills, a foundry, and pipe furnaces. By 1890, the Tube Works employed over 3,000 men and soon brought in the first two blast furnaces to supply iron for the plant. A group of Bessemer furnaces were built in 1892-1893; these furnaces employed over 1,000 people by themselves. In 1891, McKeesport was said to be the fastest growing city in the nation, due almost entirely to the Works. By 1901, the National Tube Works was the largest pipe producing plant in the world. The plant was later incorporated into US Steel in the giant merger of 1901.

The focus of the project is the development of 35 acres at the northern portion of the site that was designated as a Keystone Opportunity Zone (KOZ) in 1999. To prepare the property for development additional demolition, site clearance, extension of Center Street further into the KOZ acreage, and expansion of on-site infrastructure and roadways are all critical activities. Another key component, a flyover ramp scheduled for construction in the near future.

To date, extensive redevelopment has occurred including the demolition of sixty three buildings, renovation of over 270,000 square feet of industrial space, and the construction of approximately 5,400 linear feet of on-site roadways. The site has received clearance through the Act 2 process, and there are sound businesses on site including Echostar Communications Corporation, MAGLEV, Inc., Steel City Products, and Camp Hill. Site planning has been completed and a strategic approach devised which will enhance the inherent positive aspects of the site while integrating it into community revitalization efforts.

Project Benefits

This project not only shows the development of stable industrial park, but has also created 1,500 new jobs with over 1,000 currently employed on site. The Industrial Center of McKeesport project also developed a public/private partnership between RIDC, Allegheny County and the City of McKeesport. This site is the only major parcel of land on which to focus development efforts and because of its 130-acre size, riverfront location, and community consensus for the development plan, represents a potent opportunity to significantly add to the industrial and commercial capacity of McKeesport. This opportunity moreover is to enable McKeesport's economic progress to be based on emerging industrial priorities: sustainable development practices, advanced manufacturing, and simultaneous development of a high-quality community environment rich in natural and urban amenities.

Financing

Over \$12 million have been committed by the following sources:

SOURCE	AMOUNT
RACP	\$1,500,000
Federal	\$7,500,000*
Allegheny County	\$1,500,000
RIDC	\$1,695,000
TOTAL	\$12,195,000

* Federal Funding Designated for "Flyover" Ramp



Location:

City of McKeesport

Size:

130 Acres

Description:

- 35 acres designated as KOZ
- Multi site development
- Brownfield remediation

Industrial Center of McKeesport



Project Uses

ACTIVITY	AMOUNT
Demolition/Site Preparation	\$ 3,525,000
Infrastructure	\$ 8,670,000+
TOTAL	\$ 12,195,000

+ Includes the cost of the Flyover ramp

Location:

City of McKeesport

Size:

130 Acres

Description:

- 35 acres designated as KOZ
- Multi site development
- Brownfield remediation

Project Overview

The site was formerly the Pennsylvania & Lake Erie Railroad (P&LER) Yard. The site became contaminated through its long history as a railroad maintenance and operations yard dating back to the turn of the 20th century. Operations at the site included maintenance facilities for railroad equipment, operation of a roundhouse, a power house, a locomotive fueling facility, boilers, paint houses, railcar cleaning stations, numerous aboveground storage tanks, and ancillary services. The following constituents of concern have been detected on the property: benzene, xylenes, toluene, total petroleum hydrocarbons, oil and grease, vinyl chloride, 1, 2-dichloroethane, chlorobenzene, numerous other volatile and semi-volatile organics, and numerous inorganics. Elevated constituents have been detected throughout the site.

Project Benefits

The P&LER property is currently targeted as a mixed-use adaptation of the historic railroad complex to provide a combination of office, restaurant, and destination-type retail facilities, complemented by a major regional cultural attraction, such as a train museum. The plans call for 135,000 square feet of office area; 52,000 square feet of retail area; and 92,000 square feet of general commercial area. The estimated development cost is \$18,000,000.

Financing

\$200,000 ISRP Grant approved for Phase II environmental site assessment for the former P&LER Property, including community outreach - no funds expended from grant due to no matching funds provided.



Location:

McKees Rocks/
Stowe Township

Size:

110 Acres

Description:

- Mixed use development including office space, restaurants, retail, cultural facilities
- Brownfield remediation

Neville KOZ

Project Overview

The site is comprised of small and large parcels that contain industrial/office structures. Among the parcels contains a site that was part of an inland river shipyard.

Project Benefits

Through the designation of a Keystone Opportunity Zone the site will foster economic opportunities, stimulate industrial, commercial and residential improvements and to prevent physical and infrastructure deterioration within the areas of the Township and Neville.

Financing

Public funding has been provided, beginning January 2004, by waiving state corporate net income tax, capital stock and foreign franchise tax, sales and use tax, local net profits tax, business gross receipts, business occupancy, business privilege and mercantile tax, and local real property tax through 2010.



Location:

Neville Township

Size:

52 Acres

Description:

- KOZ site development
- Multi site development
- Brownfield remediation

Leetsdale Industrial Park

Project Overview

The property has been used industrially for most of the 20th century. Formerly owned by Bethlehem Steel Corporation, the site was used as a steel production facility dating back to at least 1936.

Project Benefits

Leetsdale Industrial Park contains over 1, 435,000 square feet of existing space; a total of over 2 million square feet is planned. The Park is located on Route 65, five miles from Interstate 79 and approximately 15 minutes from Pittsburgh International Airport. Amenities include barge berthing, cargo transfer, public warehousing, interim storage and daily rail service with full intermodal capabilities.

Financing

Public funds provided were utilized for infrastructure and loans were provided to tenants of Leetsdale Industrial Park.

SOURCE	AMOUNT
LERTA	5 year abatement
CDBG	\$1,100,000
IDP Loan	\$500,000
DCED	\$800,000
TOTAL	\$2,400,000

Location:

Leetsdale

Size:

140 Acres

Description:

- Multi site development
- Brownfield remediation



“The NBA is unique among membership and trade organizations because of its sole — and cross-cutting — focus on emerging brownfield issues. It is the one place where the public and private sectors, and all transaction support players, can meet and work together to advance the brownfield market.”

Charlie Bartsch
ICF International,
Washington, DC

About Us

WHO WE ARE

National Brownfield Associations (NBA) is an international umbrella organization of country-specific associations focused on brownfield redevelopment. We are a growing organization run by a volunteer leadership team of experienced brownfield practitioners and a professional, full-time, dedicated staff.

We began with NBA USA, established in 1999 as a 501(c)(3) non-profit educational organization dedicated to stimulating the responsible redevelopment of brownfields.

In 2001, NBA began launching chapters, allowing members to work together to address local issues related to brownfield redevelopment. By 2004, several chapters were established in the Northeast and Midwest. In 2005, NBA began its international expansion with the formation of NBA Canada and its westward expansion with the California chapter.

Our goal for the near future is to launch a total of 30 chapters in states and provinces where brownfield redevelopment is a priority and to broaden our reach by establishing partnerships with international affiliates.

WHAT WE DO

NBA is the only association dedicated to representing the diverse interests of brownfield stakeholders, both nationally and internationally. We have our finger on the pulse of the industry.

We are a unique organization that brings a wide range of professionals from the public and private sectors together to focus on redevelopment. Our members represent four distinct sectors of the brownfield market:

- Property owners
- Developers and investors
- Professional service providers
- Government and NGOs

NBA provides a transaction-focused international network where members can meet industry leaders and exchange ideas, information and experiences to better redevelop brownfields. We are the go-to organization for learning more about the properties, people and policies that define the brownfield market.



National Brownfield Association
United States

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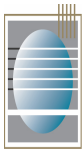


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MARKET SECTOR

Please select one description of your organization's involvement in brownfield redevelopment:

Developer

- Commercial developer
Industrial developer
Residential developer
Institutional investor
Fund investor
Venture capital investor

Property Owner

- Privately held company
Publicly traded company
REIT

Public Sector

- Academia
Association
City government
County government
Economic development council
Federal government
Native American tribe
NGO
State government

Transaction Support

- Analytical lab
Architecture & engineering
Contractor
Demolition
Environmental consulting
Environmental remediation
Finance
Information provider
Insurance
Land planning
Legal
Management consulting
Real estate
Other

HOW DID YOU HEAR ABOUT US?

- NBA member
Brownfield News
Internet
Event
Fax
Coworker
Other

INDIVIDUAL MEMBERSHIP

Individual Dues \$
Professional \$300
*Government \$200

Subtotal \$

Promotion -\$
Code

Total due \$

* proof of status required

NBA membership expires each year on December 31. Members joining July to December pay 50% of the membership dues for the remainder of the year, then renew at the full cost at the start of the next year. Student dues are available.

CORPORATE MEMBERSHIP

Corporate Dues \$
\$2,500
(includes 5 employees)

Additional Employees \$
\$200

Subtotal \$

Promotion -\$
Code

Total due \$

CONTACT INFORMATION*

Mr. Ms. other date

name

title

company

address

city state zip

phone fax

e-mail

(NBA does not share member information with other organizations.)

* Corporate members - List the main contact for your organization here and complete the other side.

PAYMENT

check enclosed (payable to NBA, FEIN 36-4274399)

charge my credit card VISA MC AMEX

card number exp. date

cardholder name

cardholder signature

NBA is a 501(c) (3) tax exempt organization. Contributions are deductible as provided by the IRS.

CORPORATE MEMBER FORM - PART 2

Corporate headquarters

Company _____
Print name as it should appear on the corporate member certificate

Street _____

City _____ State _____ Zip code _____

Phone _____ Fax _____ Web site _____

CORPORATE INDIVIDUAL MEMBERS

(First 5 are complimentary. Additional members \$200.)

Name _____

Title _____

Street _____

City _____ State _____ Zip code _____

Phone _____ Fax _____

Email _____

Name _____

Title _____

Street _____

City _____ State _____ Zip code _____

Phone _____ Fax _____

Email _____

Name _____

Title _____

Street _____

City _____ State _____ Zip code _____

Phone _____ Fax _____

Email _____

Name _____

Title _____

Street _____

City _____ State _____ Zip code _____

Phone _____ Fax _____

Email _____



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