



RIDC

Regional Industrial Development Corporation

ANNUAL REPORT 2020

Creating Spaces and Places for Economic Growth



TABLE OF CONTENTS

01	Mission & Our Unique Challenge	10	Supporting Our Region During COVID-19
02	Letter from the President	10	Leadership Highlights
03	Letter from the Chairman	11	Sustainability Highlights
04	Looking Forward	12	2020 Property Highlights
06	RIDC in the News	18	Financials
08	RIDC Issues & Leadership	20	List of Officers and Directors
09	What People are Saying About RIDC		

MISSION

Regional Industrial Development Corporation of Southwestern Pennsylvania catalyzes and supports economic growth through high quality job creation, real estate development and the financing of projects that advance the public interest.

Through public, private and institutional partnerships, RIDC develops real estate to ensure the region can capture emerging and existing growth opportunities across diverse industry sectors.

OUR UNIQUE CHALLENGE

Developing projects that spark transformational change in communities requires combining the community service orientation of a nonprofit entity with the entrepreneurial approach of a private sector business. As a private entity, RIDC functions in much the same way as other private developers, but because it is a nonprofit, it is mission driven as well as market driven. RIDC partners with community leaders and institutions to ensure its investment decisions are providing the benefits the community needs, and because of its large portfolio and strong balance sheet, RIDC can make development decisions with a longer-term view of success.



MESSAGE FROM THE PRESIDENT



Most of us will always remember 2020 as the year of the COVID pandemic – a year when so many people saw friends and loved ones fall ill, a year of remote work and remote school, of stay-at-home orders and video conferences, of social distancing and mask wearing. Everyone's life was disrupted in some way and our hearts go out to all those who suffered losses.

It was also a year of mixed economic messages, with some businesses, particularly in the hospitality and travel industries, falling on hard times, and others, particularly in technology and manufacturing, getting stronger. RIDC has been fortunate to have among its tenants a large number of companies that were essential and whose work went on despite the pandemic. Our revenues remained stable and the depth of our balance sheet – and our

partnerships – continues to enable us to pursue opportunities for growth.

We felt fortunate to be able to provide space in Westmoreland to 412 Food Rescue, which helped provide for those who became food insecure, and in McKeesport for a free COVID testing site. We also allowed The Greater Pittsburgh Community Food Bank to use our Duquesne site as a mass emergency food distribution center.

We also saw continued activity at Mill 19, installing and activating the largest rooftop solar array of its kind in the country, and hosting numerous dignitaries, including President Biden and Governor Wolf. Mill 19 now counts among its tenants Motional (a joint venture between Hyundai and Aptiv), Catalyst Connection, Advanced Robotics for Manufacturing (ARM), and CMU's Manufacturing Futures Initiative and continues to be recognized with awards for excellence in design.

We have been a catalyst for growth in communities around the region for many years, and it's gratifying to see concepts we've pioneered – like tech-flex space at Tech Forge in Lawrenceville – becoming commonplace in other developments. It is also a reminder of the long-term perspective RIDC brings to its projects – more important than ever in this uncertain economy – as we continue to focus more on planting seeds than on harvesting profits.

We embrace this role – going where the needs are, identifying opportunities, planning, partnering and investing for long-term sustained growth – and expect to be considering a range of projects in the coming year that address issues communities are facing in the current climate. We also look forward to continuing to play an important role as a thought leader in the economic development arena – something we've been able to do over the past year through our role in NAIOP and through our active engagement with the media.

Most of all, we look forward to a 2021 that puts COVID behind us and enables everyone in our community and around the world to return to a more normal routine.

Sincerely,

Don F. Smith, Jr., PhD

MESSAGE FROM THE CHAIRMAN



Our country, our region, and RIDC as an economic development leader, are all mindful of the toll the COVID pandemic has taken, of the many families that have lost loved ones, of the many communities that have lost businesses and family-sustaining jobs. I am confident that our region will recover and that RIDC will play an important role in our economic revitalization – just as we did in supporting the essential businesses and workers that occupy our properties.

In this report, you'll see references to a different kind of PPP than we've been reading about recently, one which embodies our approach: Packaging, Partnerships and Patience, RIDC's version of PPP. The positive impact we've had in the past and can have in the future depends on those

three Ps, putting financial packages together that make projects possible, working in partnership with communities and community institutions, and having a patient view of success – favoring long-term economic growth over short-term financial gain.

Throughout our history, we have always adopted an approach that meets the needs of the time, whether it's restoring brownfields, developing large manufacturing facilities, designing the first tech flex buildings, or partnering with universities. Today, we continue those conversations about how to best serve the region's communities and their needs. Our new initiatives may look different than the large industrial projects we've historically been known for, but our mission to support the economic development of the region remains the same.

More and more, RIDC is becoming known as a leading source of insight and commentary on shaping the future of our region. Don Smith has played a key role in leading NAIOP, in authoring columns in the media, and in spurring conversations among some of the companies at the forefront of our economic growth.

Those initiatives will continue and expand in 2021 as our region emerges from the pandemic and faces the future – a future I hope we will all meet safely and in good health.

Sincerely,

G. Reynolds Clark



LOOKING FORWARD

Investing in Seedling Communities & High-Tech Growth Clusters

RIDC has been a catalyst for transformational change throughout its history, in communities ranging from Lawrenceville to Hazelwood, from Westmoreland to East Liberty—and many more. The formula of combining Packaging, Partnerships and Patience has resulted in successes in developing industrial parks, remediating brownfield sites, redeveloping abandoned steel mills, and building tech flex space on spec.

In the coming year, RIDC will be exploring ways to expand that approach to distressed main streets, nurturing the growth potential of seedling communities, and investing in high-tech growth clusters. With our properties already home for many fast-growing technology companies, we have significant experience and insights about what these companies need – and are developing more through those relationships.

PACKAGING.

Bringing the vision of a project to fruition also requires financial packaging, especially at the outset when costly environmental remediation, infrastructure and site preparation are often necessary. RIDC's strong balance sheet and extensive track record enables government, foundations and banks to supplement RIDC's own capital and cash flow to take development from planning to reality.

But packaging a project goes beyond bundling finances.

It's also about creating a sense of place and improving the appearance of property—through landscaping, new sidewalks, creative design elements and other amenities—can go a long way to restoring community pride. And improving a property makes the rest of the community feel like a place where investment is happening, reigniting its vitality, and making it a magnet for activity. Downtown or urban settings have character that is sometimes lacking in large industrial sites—a walkable business district, buildings with good bones and housing stock that can be rehabbed into cooler space like boutiques, art galleries, breweries, and coffee shops. Properties with history have a kind of authenticity that can be very attractive to the kinds of companies that are driving the region's growth.

Whether a downtown setting or a suburban or exurban industrial site, knowledge of the market, a realistic appreciation of the possibilities, and the credibility to be able to communicate that effectively to the community are crucially important. Community leaders and residents need to have input and be invested in marketing plans informed by the extensive market knowledge RIDC brings to the table, so that projects and communities are targeting the companies most likely to locate there – and welcoming those businesses when they express interest.

PARTNERSHIPS.

Partnerships with community leaders and public, private, and institutional entities that are committed to seeing a project to fruition through market highs and lows are the key ingredients to long-term success. RIDC cannot be successful without the active participation and support of community leaders—from partnering with the State and Westmoreland County Industrial Development Corporation at the former Sony plant in Westmoreland to partnering with the Hazelwood community, foundations and universities on Mill 19.



It takes a community whose universities, medical centers, technology and manufacturing firms create and attract talent and produce new business opportunities that can anchor important projects. Through anchor tenants such as CMU's Manufacturing Future Initiative at Mill 19 to Westmoreland Community College at Westmoreland, RIDC has shown that we understand the importance of attracting strong partners for our properties' success and the economic growth of our region. We plan on continuing as such.

PATIENCE.

Communities need partners that combine an economic development mission with a strong balance sheet and ability to stay committed for the long haul. The goal is job creation and community renewal rather than short-term financial returns.

Successful RIDC projects like Keystone Commons and Mill 19 take time. For example, when RIDC acquired Keystone Commons in 1989, considerable redevelopment work was needed, including the demolition of its ancillary structures and an office building, hazardous material removal, and renovations like new roof installation, façade repair, painting, and electrical service replacement. Redevelopment at Keystone Commons took 10 years to complete with the help of various government loans and grants. Now the site is a world class, multi-use, urban industrial facility that is home to over 1,000 jobs and 40 companies. Sometimes weathering market highs and lows means redeveloping as you go—one building for one company at a time.

The stress the pandemic has put on the market is projected to continue to have an impact in 2021. For the foreseeable future, there is going to be more demand for things like tech flex, lab space, affordable space for startups, and more market gaps left by private developers unable to take on projects that—though they would generate economic growth and jobs – would require upfront investment that could take years to recoup.

RIDC will take projects that help the region rebound because as a nonprofit, it can rely on the strength of its overall portfolio and not require short-term profits from any one project to satisfy investors.

RIDC has a long, storied history of rising to tough economic challenges and responding to regional needs like these. This upcoming year will be no different.

RIDC IN THE NEWS

From news stories and coverage of events in local media to thought leadership articles in national publications describing RIDC's unique role in economic development and community revitalization, we continued a high level of visibility in 2020. Here is a sampling of some of that coverage.

Top 10 Pittsburgh developments to watch in 2020

The future of technology and energy come together at Mill 19

These CRE companies are helping fuel Pittsburgh's renaissance

Largest solar installation in Pittsburgh will soon be complete, powering Mill 19 at Hazelwood Green

ENR MidAtlantic Names 2020 Best Projects

2-MW project completed atop Mill 19 in Pittsburgh is now country's largest single-sloped solar array

Sunday Business Page: Hazelwood Green

Mill 19: A Magnificent Blend of Past and Future in Hazelwood

Check the solar output of Mill 19 anytime with the online monitor

Former steel mill installs largest single-slope solar array in US

Input sought for riverfront plan at Hazelwood Green

Gov. Tom Wolf proposes increase in state funding for 'innovation strategy'

Development corporation receives grant for renovations at Pittsburgh's Mill 19

The Largest Solar Array Of Its Kind In The U.S. Now Sits Atop A Former Pittsburgh Steel Mill

Solar-Powered Manufacturing Transforms a Pittsburgh Neighborhood

MidAtlantic Regional Best Projects Stand Out

ENR MidAtlantic's 2020 Best Projects

Award of Merit Office/Retail/Mixed-Use: Hazelwood Green Mill 19 Building A

Aurora confirms deal to acquire Uber's self-driving unit



Emily Sipes E13. RIDC History

Emily Sipes discusses the long and influential history of RIDC

RIDC MILL 19's Rooftop Solar Array Is Switched On!

Life-sciences incubator signs deal for lab space in Pittsburgh

Pittsburgh steel mill redevelopment welcomes first private sector tenants

Allegheny County's Free Coronavirus Testing Site To Begin Taking Appointments The testing site will be located in McKeesport's RIDC Park.

1,500 New Jobs Coming To Parkway West Corridor

Real Estate Quarterly: An office market in flex

2020 Best of Design Award for Landscape

East Huntingdon warehouse serves as stage for 412 Food Rescue

Local company buys plot in Duquesne from RIDC for new headquarters

Allegheny To Open COVID Test Site In McKeesport

McKeesport testing center opens

Construction Firm Relocating to Duquesne

Restaurant, bakery expected to open in O'Hara's RIDC Park in early 2021

State loan could help add jobs at industrial park housing former Volkswagen, Sony plants

From big screens to circuit boards: Former Sony plant in Westmoreland County gets \$2.25 million state grant for possible expansion

RIDC receives \$2.25 million loan to renovate RIDC Westmoreland facility

RIDC Completes Phase II of \$100M Redevelopment of Steel Mill in Pittsburgh

Celebrating 100 Years of Radio

Limbach moving out of Strip, leaving behind prime site

The publicly traded specialty contractor and service firm inked a deal to take building of about 20,000 square feet at 797 Commonwealth Drive in the RIDC Thorn Hill Park in Warrendale, according to Jessica Jarosz, an executive vice president for Century Realty | CORFAC.

ON THIS DAY: July 14, 1988, Last Volkswagen built at Westmoreland County factory

Courtesy: RIDC

Volkswagen built 1.1 million cars in Westmoreland County from 1978 to 1988.

RIDC ISSUES AND LEADERSHIP

RIDC is continuing to play a leadership role in shaping the discussion of issues of importance to our region, through its participation in NAIOP, and through commentary in prominent business publications.

PITTSBURGH BUSINESS TIMES
Make building easier, not harder
Make government accountable
 Stabilizing the real estate market post-COVID

Smith's Viewpoint: What does Pittsburgh's future look like after the pandemic?
 Boosting future economic development
Main streets should be our next renaissance
Smith's Viewpoint: We should put more support behind innovation

PBT POWER 10
DON SMITH JR.
 President
 RIDC

VIEWPOINTS
 Revitalizing the region's main streets

The Good News About Brownfield Redevelopment's Long Time Horizon
 Developers with longer time horizons can achieve excellent results.

Brownfield development sites hold key to social investing for greater financial gain
 As pricing on core developments becomes difficult to square due to rising construction and land costs, riskier development sites offer a potential avenue to breathing room during the process

REAL ESTATE SERVICES > DEVELOPMENT

How to Ensure Your Brownfield Project Is a Successful, Worthwhile Undertaking

Brownfield redevelopers need tenacity, patience and a strong balance sheet.

Donald Smith | Mar 02, 2020

WHAT PEOPLE ARE SAYING ABOUT RIDC

"The future of technology and energy come together at Mill 19,"

– Pittsburgh Business Times.

"Tech flex space, which includes offices along with room for R&D, is becoming a bread-and-butter need in Pittsburgh. It's a development model inspired by seminal real estate development projects including Mill 19 at Hazelwood Green and Tech Forge in Lawrenceville, both projects by the Regional Industrial Development Corporation of Southwestern Pennsylvania,"

– Pittsburgh Business Times.

"We are extremely grateful for our partnership with RIDC. Their openness to partnership during those fast-moving days of the early pandemic allowed us to serve people during uncertain times,"

– David Primm, Chief Operating Officer of 412 Food Rescue.

"1,500 new jobs coming to Parkway West corridor,"

– KDKA.

"Local company buys plot in Duquesne from RIDC for new headquarters,"

– Pittsburgh Business Times.

Motional President & CEO Karl Iagnemma to the Pittsburgh Technology Council: **"Mill 19 has engineering resources, it has a workshop, it's got vehicle development and build, really everything under one roof, and we're super excited about it."**

Senator Jay Costa: **"Projects like [Mill 19] are the future and it's great to see it coming to fruition in our community. Renewable energy will soon be the norm due to leaders like those who worked on Mill 19."**

Department of Community and Economic Development Secretary Dennis M. Davin: **"The Wolf Administration applauds RIDC and Carnegie Mellon for being a model for innovation in the commonwealth and beyond."**

Director of the Richard King Mellon Foundation, Sam Reiman: **"Mill 19 is the launching pad for Hazelwood Green – a project that will make life-changing differences for the good people of Hazelwood, who too often have been left behind, and for all of the greater Pittsburgh region."**

CMU President Farnam Jahanian: **"Carnegie Mellon is grateful to our foundation and local community partners, our elected officials, and RIDC for helping to make sustainability a driving force behind Mill 19. This commitment will further catalyze the future of Hazelwood Green – not just as a hub for new technologies, but as a model for sustainable development that enhances quality of life for citizens."**

"Steel-era Pittsburgh is like ancient Rome. The triumph here that will encourage continuing growth is that no other building could convey simultaneously the stunning collapse and the ambitious transformation quite the way this one does,"

– Pittsburgh Quarterly.

Governor Tom Wolf about Intervals' expansion in RIDC Westmoreland: **"As 2020 draws to a close, we reflect on the challenges faced by Pennsylvania's critical industries as a result of the COVID-19 pandemic, and the fortitude they have demonstrated over the past ten months. The investments we make in businesses that power those industries will help them continue to grow, expand, and thrive into the new year and beyond."**

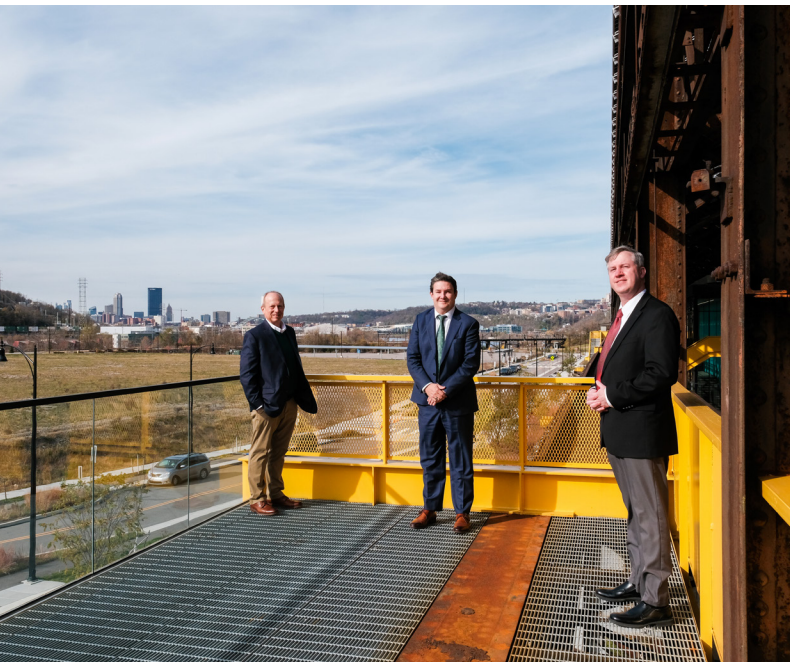


SUPPORTING OUR REGION DURING COVID-19

At RIDC Westmoreland, RIDC provided no cost warehouse sorting space to 412 Food Rescue from April to June to support them in getting food to vulnerable Westmoreland County residents impacted by COVID-19. From the site, 412 Food Rescue coordinated approximately 150,000 pounds of fresh produce donations to more than 20 affordable housing sites and various nonprofit partner agencies in the region.

At the Industrial Center of McKeesport, RIDC provided space for the community’s free COVID-19 testing site, which remains active and open in 2021. To date, more than 28,000 tests have been administered there.

RIDC also assisted in the COVID-19 Working Capital Access Program administered by the Pennsylvania Industrial Development Authority (PIDA) which provided critical working capital financing to small businesses located within the Commonwealth that were adversely impacted by the COVID-19 outbreak. RIDC sponsored over \$2 million no interest loans for approximately two dozen companies within the region to secure emergency working capital funds.



LEADERSHIP HIGHLIGHTS

RIDC President Donald Smith made the Pittsburgh Business Times’s 2020 POWER 100 list. The list is made up of the movers and shakers who are driving the community conversation and making an impact on this region right now. These are the people who are redefining the region, and who are leading and shaping the industries they are in. They are adding energy, connectivity and excitement to Pittsburgh.

He also was named NAIOP Chapter President of the Year. The award recognizes exceptional leadership and impressive local efforts in education, special events, membership and legislative advocacy. Smith was also recognized for raising chapter membership by 19%, the highest chapter growth rate.

SUSTAINABILITY HIGHLIGHTS

Completed Sustainability Projects

- Installed largest sloped solar rooftop array in North America at RIDC Mill 19, which provides enough energy to power over 380 homes
- Installed 3,655 LED light fixtures
- Installed solar powered parking lot light fixtures
- Water savings & restrictor installed on toilets, urinals, & water faucets
- Bee apiary at Mill 19
- RIDC staff planted 17 trees at McKeesport



RECYCLING DATA

ITEM	2019	2020
Steel	309.6 tons	48.49 tons
E. Waste	3,651 lbs.	2, 361 lbs.
Paper	6 tons	4.25 tons
Batteries	1, 393 lbs.	0 lbs.
Lamps	1,536	5, 628
WWTP	380 tons	N/A

2020 PROPERTY HIGHLIGHTS

RIDC MILL 19

This former steel mill has been transformed into an architecturally significant home to some of the region's cutting-edge companies, including Motional—the first private sector industrial tenant on the site since LTV, Advanced Robotics for Manufacturing (ARM), CMU's Manufacturing Futures Initiative, and Catalyst Connection.

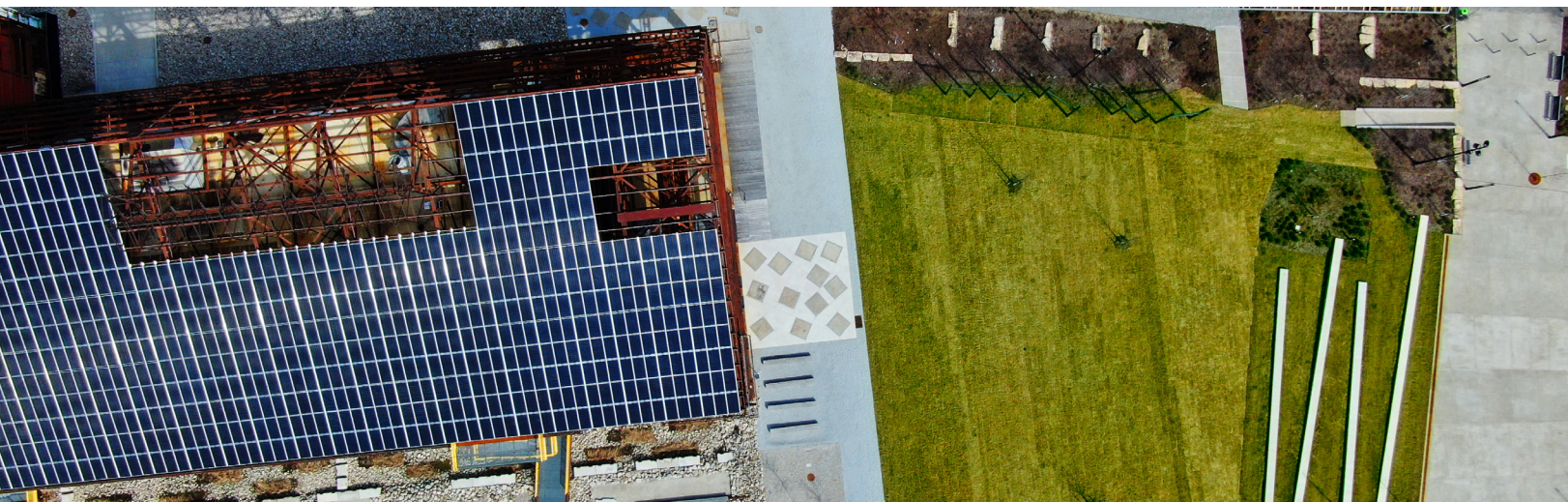
As of this fall, Mill 19's rooftop solar array was fully installed and activated. The array, with more than 110,000 square feet of high-powered solar panels, is one of the largest single-surface, sloped roof solar rooftops in the country. Mill 19 will produce over two million kilowatt hours (kWh) per year, enough to power over 380 homes. Its solar outputs can be seen in real-time: www.mill19solarmonitor.com.

A model for an innovative, cleaner future—not just in this region, but across the country—Mill 19 has become a magnet for dignitaries such as President Joe Biden and Governor Tom Wolf.

Phase A of this three-phase project won several awards this year for design and architecture:

- Pennsylvania Economic Development Association (PEDA) – Project of the Year
- Engineering News-Record (ENR) MidAtlantic - Award of Merit Office/Retail/Mixed-Use
- NAIOP Pittsburgh – Green Building of the Year
- The Architect's Newspaper –Best of Design for Landscape
- March of Dimes – Building Project of the Year

Mill 19 received \$300,000 through the State of Pennsylvania's Industrial Sites Reuse Program to perform environmental remediation on the three main bay cranes at the site. And over the summer, Mill 19 was the venue for City Theatre's drive-in arts festival, which included drive-in stage plays.



KEYSTONE COMMONS



At Keystone Commons, RIDC provided space for events commemorating the 100th anniversary of the 1st commercial radio broadcast. Keystone Commons, formerly a Westinghouse complex, is the original site of KDKA's 1920 radio shack that made the inaugural commercial radio broadcast, covering the results of the Harding-Cox election and marking the birth of the broadcast industry. But the significance of the centennial anniversary goes beyond that. The 1920 presidential election came at a time when, like today, the nation was recovering from a pandemic and experiencing social activism. The Harding-Cox election was the first in which women could vote.

RIDC bought the former Westinghouse Electric Corporation's East Pittsburgh/Turtle Creek complex with the goal of redeveloping it into a world class, multi-use, urban industrial facility. Renamed the Keystone Commons, RIDC rehabilitated several of its original buildings which now house over 40 companies and employ over 1,000 people. The site features 2.25 million square feet of industrial, warehouse, manufacturing and office space. Its tenants include Holtec International, TAKTL, Inc., Conicity Technologies, Action Nutrition, SMS Group, Innovative Controls, SDI Steel Dynamics and Brush.

RIDC WESTMORELAND

RIDC was approved for a 15-year, \$2.25 million Pennsylvania Industrial Development Authority (PIDA) loan to renovate RIDC Westmoreland and assist Intervala's expansion from 136,500 square feet to approximately 220,000 square feet. Following the announcement, Intervala signed a long-term lease with RIDC finalizing the relocation of its corporate headquarters and Pennsylvania manufacturing operation to RIDC Westmoreland. Intervala is a full-service manufacturer of complex, high-performance printed circuit board assemblies, electromechanical systems, and cable and harness assemblies. Currently, Intervala employs approximately 210 in the RIDC facilities, with plans to expand to 350 jobs over the next five years.



At RIDC Westmoreland, RIDC provided no cost warehouse sorting space to 412 Food Rescue to support them in getting food to vulnerable Westmoreland County residents impacted by COVID-19.

The property, a 2.8 million-square-foot, 350-acre site, which was turned over to RIDC by the Pennsylvania Industrial Development Authority (PIDA) after SONY closed its facility there, was originally designed for a single user. After it took over, RIDC undertook the task of reconfiguring the space and building new infrastructure to turn Westmoreland into a multi-purpose, multi-tenant property.

For this work, RIDC partnered with Westmoreland County Industrial Development Corporation so that there would be community representation at the table to ensure that the vision for redevelopment met the community's needs. Today, the property has approximately 1 million square feet leased and houses over 1,000 employees. Westmoreland County Community College (WCCC) opened an Advanced Technology Center there, and Siemens opened a state-of-the-art Pittsburgh Service Center which is home to Siemens Turbine Generator Specialty Services.

The synergies that exist on this campus are already evident. Siemens is working with WCCC on a joint program incorporating in-classroom learning with hands-on work experience for tooling and processes used to service the power generation industry.

Other tenants leasing space in RIDC Westmoreland include DNP IMS America, Cenveo, and ARGO.

LAWRENCEVILLE TECHNOLOGY CENTER (LTC)

LifeX Labs signed a deal for 5,000 square feet of wet-lab space in the Chocolate Factory. LifeX Labs is a Pittsburgh-based incubator and accelerator for life science companies. The incubator is another example of the regional tech-based economic development that is a part of RIDC's mission to promote.



The Lawrenceville Technology Center was created with the vision of developing an urban technology park. RIDC took ownership of Heppenstall Steel's former 14-acre industrial site in 2002. Its latest site redevelopment, Tech Forge, a 67,000-square-foot high-tech, amenities rich flex market building, is home to Caterpillar's Pittsburgh Automation Center and Aurora Innovation and has been the recipient of several awards.

The section of the Lawrenceville Technology Center that formerly housed an A&P storehouse turned chocolate factory has been renovated into a multi-occupancy, office/high-tech manufacturing facility. Named the Chocolate Factory, as a hat tip to its past, the 71,000-square-foot building is now home to some of Pittsburgh's fastest-growing technology firms, including nanoGriptech, Helomics and HEBI Robotics, whose founder won the 2019 Engelberger Robotics Award for Education, the world's most prestigious robotics award.

The former Heppenstall building, a 50,000-square-foot heavy industrial high-bay facility, was built out for Carnegie Robotics, a spin-off from the nearby National Robotics Engineering Center (NREC). This industrial renovation project was recognized in 2017 by NAIOP as one of the top reuse projects in North America.

PARK WEST INDUSTRIAL PARK



RIDC Park West tenant Seegrid Corp., a Pittsburgh-based developer of self-driving industrial vehicles for material handling, announced that it raised \$25 million from a Silicon Valley venture capital firm. The investment will enable Seegrid to meet demands more quickly and accelerate their new product introductions, as well as support their growth and hiring plans. At the time of the announcement, Seegrid planned to add at least 100 employees across the organization. They have since doubled their revenue for the second year in a row, despite pandemic challenges.

The construction of the VOLLMER of America Corp. building at RIDC Park West is now complete. Three other new buildings at RIDC Park West are nearing completion, two for ConnectiveRX, and one for KTA-Tator.

In 2019, the employee-owned consulting engineering firm KTA-Tator acquired a 17.65-acre parcel from RIDC. KTA-Tator was already located at RIDC Park West at the time, but it acquired the space it has occupied since 1981. Upon completion in 2021, KTA-Tator's new building will be a 45,000-square-foot facility that houses all its operations, including metalworking, materials testing, analytical laboratories, training facilities for course offerings, instrument sales and corporate office services.

In 2018, VOLLMER of America Corp acquired a 5.85-acre parcel from RIDC to build a new one-story, 29,300-square-foot facility on the site for sales, service and distribution purposes.

In 2017, RIDC sold 7.5 acres of land in RIDC Park West to Burns & Scalo for development. Since then, Burns & Scalo has built two large office buildings which will be fully occupied by ConnectiveRX, a New Jersey-based technology services company. The new office buildings total 220,000 square feet, featuring a cafeteria and an employee fitness center, as well as sidewalks linking them to nearby hotels, shops, and restaurants. ConnectiveRX's occupancy will bring 1,500 new permanent jobs to the area.

Located in the airport corridor off Interstate-376 Parkway West, the 500-acre RIDC Park West Industrial Park is home to some of the region's largest companies. The original 340 acres was purchased from Westinghouse Electric Corporation. The park is 1.8 million square feet and home to more than 60 companies. Approximately 60 acres remain available for future development. RIDC owns four buildings totaling 174,500 square feet.

CITY CENTER OF DUQUESNE

Mele & Mele & Sons, Inc. acquired a subdivided 14.003-acre parcel in the City Center of Duquesne for \$974,167. The company intends to build a 16,000-square-foot office building, the location of their new headquarters, and a 22,000-square-foot maintenance facility. Upon completion, the site will create approximately 20 new jobs. Mele & Mele & Sons, Inc. is a heavy civil construction company that specializes in excavation, heavy highway, water/wastewater treatment, asphalt paving/milling, and general construction.



Duquesne site occupant The Greater Pittsburgh Community Food Bank is expanding its cold storage area and cold dock, all a part of the organization’s plan to double the amount of fresh produce it provides throughout Western PA by 2025.

While the Food Bank’s community impact has always been significant, it has never been more so than during COVID-19. In the first few months of the outbreak, the Food Bank held more than 20 emergency drive-up distributions and served over one million pounds of food. At RIDC’s City Center of Duquesne, they distributed food to 1,500 vehicles every week. The Food Bank also scaled up their doorstep distribution to those who cannot get to the drive-up events. Pre-pandemic, the Food Bank reached 60 households. Now they are reaching 1,400 and continue to expand their reach.

The City Center of Duquesne is a former Duquesne Steel Works site. In 1987, Allegheny County asked RIDC to acquire and redevelop the 240-acre site in conjunction with the McKeesport Area Recovery Plan. RIDC embarked on redeveloping this site when the adaptation of existing industrial sites was not common, and the framework we developed for tackling this site led to new state legislation. Since then, RIDC has renovated six existing buildings and recently built a new 30,000-square-foot flex building that is now available for lease. In total, RIDC’s City Center of Duquesne is home to 15 companies, employing nearly 700 people. Seventy-eight acres remain available for development.

INDUSTRIAL CENTER OF MCKEESPORT



At the Industrial Center of McKeesport, RIDC provided space for the community’s free COVID-19 testing site.

Steel went up fast for the new Trulieve (formerly PurePenn, which was acquired for \$46 million) facility in McKeesport. The company completed construction on their new warehouse in 2020 with future plans to expand.

The 133-acre Industrial Center of McKeesport was once home to several metal tube and pipe mill companies like U.S. Steel. Starting in 1990, RIDC phased plans for environmental remediation, selective demolition and the sale of miscellaneous scrap at the site, and since then have renovated and converted four existing buildings and constructed two new facilities. RIDC owns eight buildings in the park totaling over 733,000 square feet, which are home to 8 companies that employ over 200 people. Privately-owned buildings in the park include Peoples Gas, PurePenn LLC and Duquesne Light.

THORN HILL INDUSTRIAL PARK

The 60,000-square-foot flex building RIDC built in partnership with Elmhurst Group is now fully tenanted and home to RedZone Robotics, Hanel, and Evoqua Water Tech. Construction on another 60,000-square-foot flex building will begin sometime in 2021.



Fresenius, a global healthcare group offering high-quality products and services for dialysis, hospitals, and outpatient treatment, added a 2,000-square-foot storage building, a 16,250-square-foot addition to the back of their existing building, and 62 parking spaces to accommodate growth in their business.

Limbach Holdings Inc., a publicly traded specialty contractor and service firm, inked a deal to take about 20,000 square feet at 797 Commonwealth Drive in the RIDC Thorn Hill Park, relocating its service operation from its long-time location in Lawrenceville to be closer to customers.

Thorn Hill Industrial Park is located in Marshall and Cranberry Townships along the border of Allegheny and Butler counties, totaling 925 acres and 3 million square feet of industrial space. More than 100 companies occupy the park, including Mitsubishi Electric, Eaton, and rue21. The United States Post Office has a bulk mail facility on 75 acres of the park, and the Society of Automotive Engineers (SAE) has had its headquarters at the park since 1973. RIDC owns three buildings in the park totaling 174,000 square feet, along with 50 acres for future development.



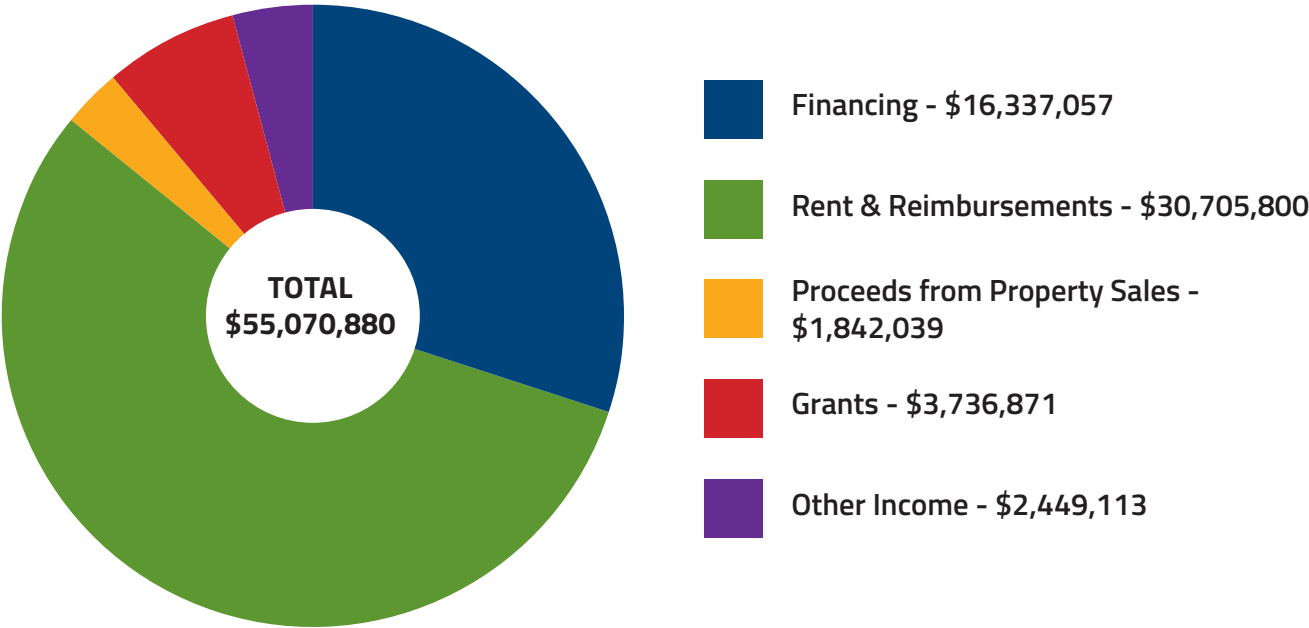
NESHANNOCK BUSINESS PARK

Local Union #712 of the International Brotherhood of Electrical Workers (IBEW) completed the construction of their new training center on site.

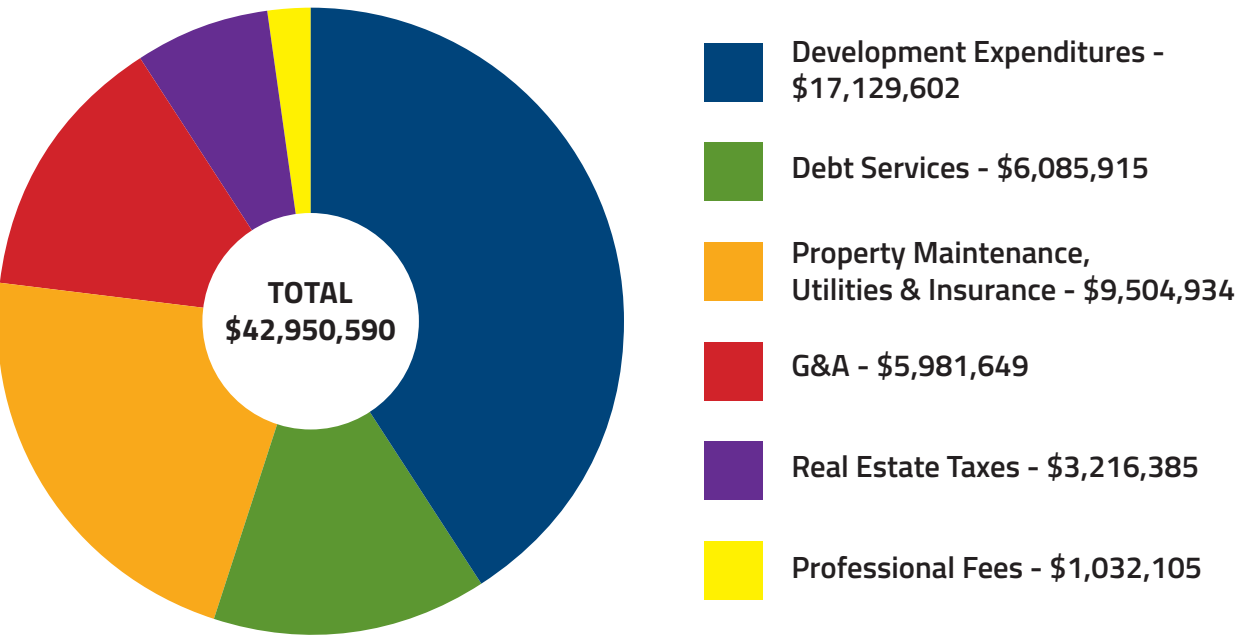
Twenty years prior, RIDC purchased 74 acres of land from First Western Bancorp, Inc. in Neshannock Township, Lawrence County. Until the acquisition of this land, RIDC was largely focused on developing sites in Allegheny County, but with this, and other late 90s projects, RIDC’s reach truly became regional.

2020 FINANCIALS

SOURCE OF FUNDS



USE OF FUNDS



TOTAL SQUARE FEET OWNED
7,372,172



TOTAL NUMBER OF BUILDINGS OWNED
48



TOTAL NUMBER OF COMPANIES
IN OUR FACILITIES
96



TOTAL NUMBER OF NEW &
EXPANSION LEASES
12



TOTAL NEW & EXPANSION
LEASES SQUARE FEET
450,916



TOTAL SQUARE FEET RENEWED
277,248



TOTAL NUMBER OF ACRES SOLD
20.09



REAL ESTATE TAXES PAID
\$3,216,385



CAPITAL INVESTMENT
\$17,129,602



NEW FINANCING
\$16,337,057

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Assistant Secretary





RIDC

Regional Industrial Development Corporation

611 William Penn Place ▪ Suite 600 ▪ Pittsburgh, PA 15219
www.ridc.org ▪ (412) 471.3939