



# RIDDC

Regional Industrial Development Corporation

## 2025 ANNUAL REPORT

*Where Vision and Execution Meet*



***PennSTART***

## TABLE OF CONTENTS

- |          |   |           |  |
|----------|---|-----------|--|
| <b>1</b> | <b>Message from the President</b>   | <b>8</b>  | <b>RIDC in the News</b>                  |
| <b>2</b> | <b>Message from the Chairman</b>  | <b>10</b> | <b>What People are Saying About RIDC</b> |
| <b>3</b> | <b>Tangible Impacts –<br/>Jobs, Taxes, Communities</b>                    | <b>12</b> | <b>2025 Property Highlights</b>          |
| <b>4</b> | <b>Creating Foundational Assets Helps<br/>Attract Businesses and Jobs</b> | <b>20</b> | <b>Financials</b>                        |
| <b>6</b> | <b>Facilitating Regional Growth</b>                                       | <b>21</b> | <b>Board of Directors</b>                |

## MISSION

Regional Industrial Development Corporation of Southwestern Pennsylvania catalyzes and supports economic growth through public policy advocacy, business attraction, real estate development, and the financing of projects that advance the public interest and support high quality job creation. RIDC has responded to current and emerging regional economic development needs for 70 years. Through partnership, packaging, and patience, RIDC is transforming the region's ability to capture growth opportunities across diverse industry sectors.

## OUR UNIQUE POSITION IN THE REGION

Developing projects that spark catalytic change in communities requires combining the public 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 businesses, 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 serving the public interest and, because of its large portfolio and strong balance sheet, RIDC can make development decisions with a longer-term view of success.

This unique position – and track record of results – also enables RIDC to serve as a credible, insightful advocate on public policy issues.

## MESSAGE FROM THE PRESIDENT



Throughout our history, RIDC has adapted its strategy to meet the economic needs of the region, while always staying true to our mission: business attraction, job creation, and regional growth.

In this annual report, we'll tell you about our focus on development of foundational assets that can become centers of gravity around which industry clusters develop. These include projects including Neighborhood 91, which is positioned to become a center of additive manufacturing and other technology companies; and our New Kensington Advanced Manufacturing Park, where our anchor tenant, Re:Build Manufacturing, stands as a beacon to other advanced manufacturing companies.

RIDC's Mill 19 is already serving as that type of anchor and business attraction catalyst at Hazelwood Green, with Carnegie Mellon University's (CMU) Robotics Innovation Center and University of Pittsburgh's BioForge nearing completion adjacent to our property. Residential development is also underway and a community sports complex is in the works.

Also, the PennSTART test track, training and research center under construction at our Westmoreland Innovation Center, stands to be a flagship asset for southwestern Pennsylvania. There are few test tracks with PennSTART's capabilities and companies and first responders have been frustrated by a lack of availability. This new facility – a partnership of RIDC, PennDOT, the Turnpike Commission, CMU's Safety 21, and Westmoreland IDC – is scheduled to open its first phase later in 2026.

These projects – and RIDC's approach – are possible because of our track record, our partnerships, and our reputation among government and civic leaders. We work closely with the Commonwealth and appreciate the support we've received for our projects from the Governor and his team at the Department of Community and Economic Development and Office of Transformation & Opportunity. We also value our relationships with the counties and municipalities around our region and particularly look forward to building our relationship with Pittsburgh's new Mayor, Corey O'Connor.

Finally, I want to thank RIDC's outstanding staff and board members who are committed to our mission and offer valuable support year-round.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald F. Smith, Jr.". The signature is fluid and cursive, with a large, stylized initial "D".

Donald F. Smith, Jr.

## MESSAGE FROM THE CHAIRMAN



Seeing the tangible impact RIDC has on our region is a source of great pride for me, as it is for the entire Board.

Occupants in RIDC parks support over 36,000 jobs, with over 9,000 of those jobs attributable to RIDC tenants. RIDC paid \$3.6 million in real estate taxes and park residents generated \$4.7 billion in GDP for the region, of which \$1.5 billion is attributable to our tenants. These extraordinary numbers – and more you can read about in this report – make RIDC’s tangible contribution to the region very clear.

Under the leadership of our President, Don Smith, Senior Vice Presidents Tim White and Mike Goldstrom, and our great team, RIDC has become the region’s go-to organization for taking on large, complex projects that have the potential for public benefit but little appeal to commercial developers.

The emphasis on positioning these projects as centerpieces of potential industry clusters will add another dimension to our business attraction and job growth efforts. The board and staff are always thinking strategically about the future and how to leverage our expertise and experience to continually increase RIDC’s impact on the region.

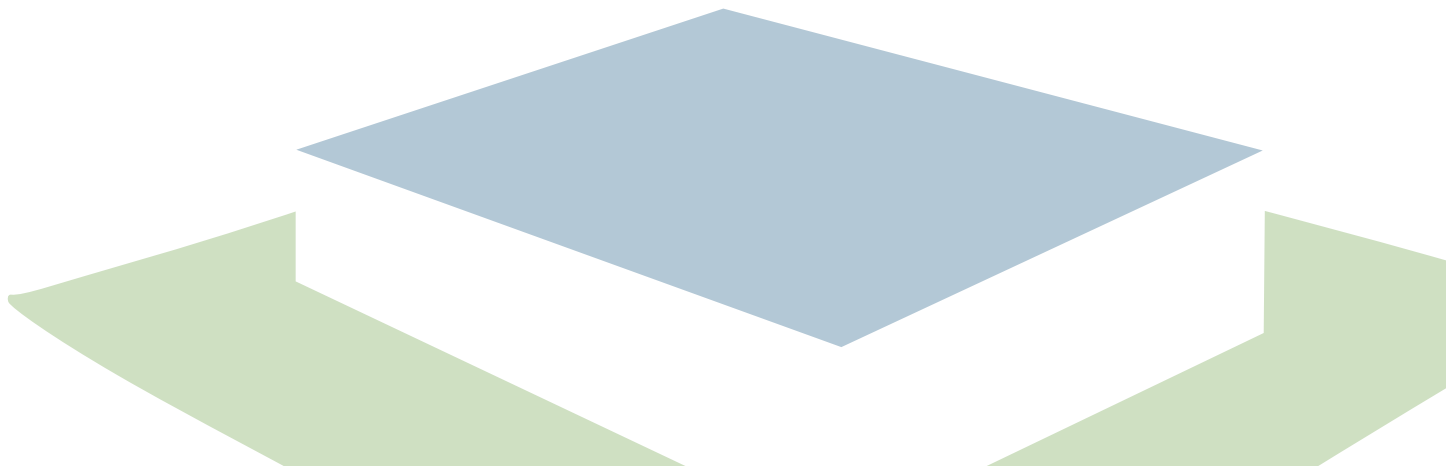
Some people don’t realize that RIDC’s economic development role includes much more than property development and I’m pleased that this report provides information on several programs that RIDC manages or facilitates. The Strategic investment Fund, Foreign Trade Zone, and Keystone Innovation Zone are just a few.

With wide ranging economic development resources at its disposal, major transactions under discussion, and groundbreakings and ribbon cuttings on the horizon, we are all looking forward to a great 2026.

Sincerely,

A handwritten signature in black ink that reads "Samuel J. Stephenson". The signature is fluid and cursive, written over a light grey circular watermark of the same name.

**Samuel J. Stephenson**



# TANGIBLE IMPACTS – JOBS, TAXES, COMMUNITIES

RIDC’s mission is different than commercial developers and so are the measures of its success. For-profit developers need to produce financial results for shareholders within a clear time frame. RIDC takes a longer view and measures success in breathing new life into obsolete properties for which there is no commercial market – redeveloping and repositioning them as centers of economic activity.

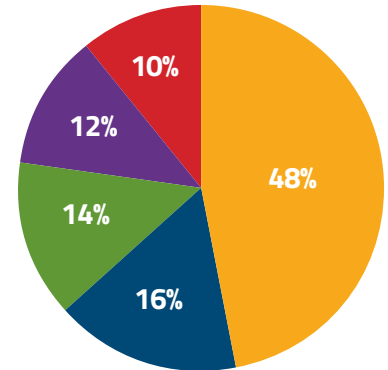
## Thousands of Jobs, Billions in Employment Income

Companies in RIDC parks supported over 36,000 jobs in 2025, with over 9,000 of those jobs attributable to RIDC’s current tenants.

Total wages paid by companies in RIDC parks is estimated at \$3.6 billion.

## Jobs Created in Key Industries

<b>Materials Manufacturing</b>	<b>1836</b>
<b>Robotics, AI, Autonomy</b>	<b>634</b>
<b>Life Sciences, Healthcare</b>	<b>546</b>
<b>Construction, Engineering</b>	<b>470</b>
<b>Energy</b>	<b>412</b>



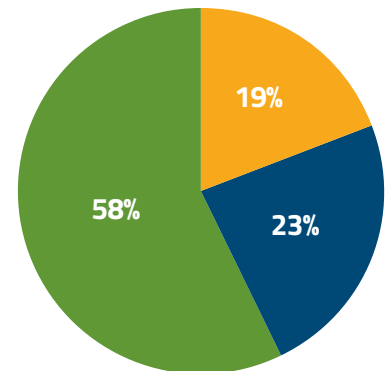
## 60% of RIDC Properties are Located in Distressed Communities

Nine of RIDC’s 16 parks are located in distressed communities where the median household income is less than the Pennsylvania average. Of these, 78% are in communities where the median household income is less than 65% of the Pennsylvania average.

## RIDC Properties Paid \$3.6 Million in Property Taxes in 2025

Even as a nonprofit organization, RIDC puts properties it acquires back on the tax rolls.

<b>County</b>	<b>\$695,000</b>
<b>Local</b>	<b>\$859,000</b>
<b>School</b>	<b>\$2,060,000</b>



## CREATING FOUNDATIONAL ASSETS HELPS ATTRACT BUSINESSES AND JOBS

An important focus of RIDC's work in the past year has been identifying potential foundational assets – projects that could attract a cluster of multiple companies from a specific industry. For example, the National Robotics Engineering Center (NREC) and RIDC's Lawrenceville Technology Center were among the foundational assets that helped attract others to what is now "Robotics Row." As you'll see in the examples below, RIDC has been focused on building clusters of foundational assets across our portfolio, in fields including autonomous technology, artificial intelligence, and advanced manufacturing – among others.

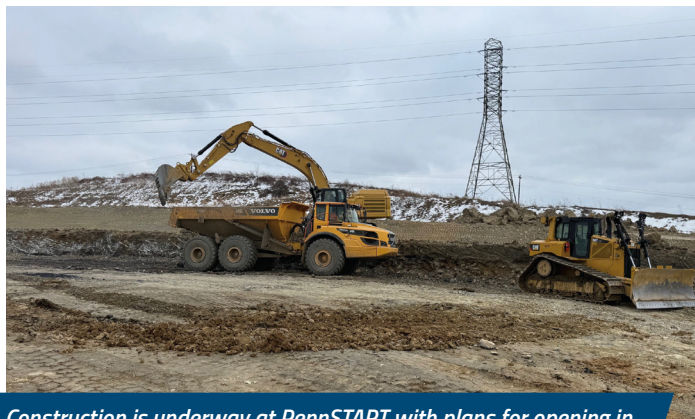
### **PennSTART**

Construction is now underway on PennSTART, a closed loop, two-mile, state-of-the-art testing, training and research facility designed to accelerate innovation in emerging transportation technology, improve the safety and efficiency of transportation infrastructure, enhance traffic incident management training, and support regional economic development.

There is national demand for projects like PennSTART and it is expected to open in the fall of 2026. There is no facility nearby with comparable capabilities that has capacity for additional users. As a result, it is expected to attract autonomy companies and first responders from surrounding states as well as our own region, becoming a catalytic asset for attracting companies and jobs from around the country.

Located at RIDC's Westmoreland Innovation Center in East Huntingdon, PennSTART is a partnership of RIDC with Westmoreland County Industrial Development Corp. (WCIDC), PennDOT, the Pennsylvania Turnpike Commission, and CMU's Safety21, the US DOT National University Transportation Center for Safety, with support from the Hillman Foundation.

Consisting of a high-speed track, signalized and unsignalized, urban and rural environments, PennSTART will serve entities testing and training with connected and automated vehicles and autonomous technologies; commercial and transit vehicles; off-road and aerial vehicles; field robotics; and traffic incident management, tolling, ITS and traffic signals. It will serve as Pennsylvania's first statewide hub for Traffic Incident Management (TIM) training so responders can experience lifelike incidents in a controlled environment.



*Construction is underway at PennSTART with plans for opening in the second half of 2026.*

This is a project that has been on the drawing board since 2021, when it was recommended in the Forefront Report – which highlighted the opportunity for growth of the autonomous technology industry – sponsored by RIDC and the Greater Pittsburgh Chamber of Commerce, and with support from the Richard King Mellon Foundation.

## Neighborhood 91

RIDC has taken over as Master Developer of Neighborhood 91 (N91), the new advanced manufacturing campus owned by Allegheny County Airport Authority (ACAA) and on land adjacent to Pittsburgh International Airport.

The N91 campus has been known as a center for additive manufacturing companies. One building has been constructed and is fully occupied by several tenants, including Cumberland Additive, HAMR, Metal Powder Works, and RJ Lee Group.

Given Pittsburgh's long history as a leader in the metals industry, along with its key assets -world-class universities, a thriving energy sector, proximity to markets across a large portion of the United States, access to the airport, rail and road networks, and potentially, 195-acres of available land, N91 could easily become a foundational asset and center of an advanced manufacturing ecosystem.

RIDC is already planning construction of an additional 100,000 square foot building, expected to break ground in the first half of 2026 and is in the midst of several business attraction discussions which could build tremendous momentum for Neighborhood 91 and the additive manufacturing industry in our region.



*RIDC Senior Vice President Tim White gives a presentation on the future of Neighborhood 91 to a group including County Executive Sara Innamorato, Director of Economic Development Lauren Connelly, and Pittsburgh International Airport CEO Christina Cassotis.*



*South Yorkshire Mayor Oliver Coppard toured Mill 19 with RIDC Senior Vice President Timothy White and Allegheny County Executive Sara Innamorato, discussing RIDC's work developing advanced manufacturing sites.*

## Mill 19

When RIDC began construction on Mill 19 at Hazelwood Green, it was the only significant structure remaining on the site of the former J&L and LTV Steel mill. The hope was that it would serve as a signpost of the future and that an architecturally significant design and advanced sustainability features would serve as an attraction for others.

During the decade since we began, Mill 19 has attracted dignitaries from around the world, including members of the President's cabinet, and has been recognized with numerous awards.

It quickly attracted tenants, including the Advanced Robotics for Manufacturing Institute and Manufacturing Futures Institute (affiliates of CMU), autonomous vehicle company Motional, Catalyst Connection, YKK AP and Instinct Robotics.

In 2026, the long-term vision will begin coming to fruition. Carnegie Mellon University's Robotics Innovation Center and the University of Pittsburgh's BioForge building, both adjacent to Mill 19, will be completed and open – as together with Mill 19, they comprise a powerful cluster of technology innovation.

There is also residential development underway and a community sports facility, which will bring additional vitality to Hazelwood Green.

And in Mill 19, RIDC will be opening spec suites to enable companies that desire proximity to all this activity to access corporate landing pads quickly.

## FACILITATING REGIONAL GROWTH

**As an economic development leader for southwestern Pennsylvania, RIDC manages or facilitates participation in several programs that help attract companies, support job creation, and give strategic, catalytic projects a boost. More information on all these programs can be found at [www.ridc.org](http://www.ridc.org).**

### **Strategic Investment Fund and Power of 32**

The Strategic Investment Fund (SIF) and Power of 32 (P32) are private sector sources of financing for real estate projects that are expected to have a significant impact on economic development in the region around Pittsburgh. They have different requirements and objectives, but are both important economic development tools created to support economic growth, business attraction, and job creation.

Over nearly three decades, SIF has provided \$171 million in gap financing to 67 community and economic development focused projects. This financing has enabled \$1.2 billion worth of projects to move forward.

P32 redevelopment loans fill critical infrastructure and construction financing gaps for industrial, commercial, or mixed-used projects to increase the inventory of shovel ready sites. Over the past decade, P32 has provided \$48 million in gap financing to eight economic development focused projects.

As strictly private endeavors, SIF and P32 play an important role in the region's development efforts by virtue of their independence from the vested interests of real estate owners, developers, and public sector agencies.

### **Pennsylvania Industrial Development Authority**

The Pennsylvania Industrial Development Authority (PIDA) provides low-interest loans and lines of credit for eligible businesses that are committed to creating and retaining full-time jobs and for the development of industrial parks and multi-tenant facilities.

RIDC can assist companies in obtaining loans to finance costs associated with land and building acquisition, construction and renovation costs, machinery and equipment purchases, working capital and accounts receivable. These loans are available to companies throughout the region that meet the program's criteria, whether or not they are located in an RIDC property.

## Foreign Trade Zone

A Foreign Trade Zone (FTZ) provides a secure and 'neutral' area outside the U.S. Customs territory. Users may bring certain products into the Zone under bond without formal Customs entry, payment of Customs duties or government excise taxes. When these products leave the Zone to enter the domestic marketplace, all applicable customs duties must be paid. If the products are exported out of the country, then no duty or taxes are ever paid on them.

RIDC is the Grantee for FTZ #033, which is organized under the Alternative Site Framework and includes the following 11 counties in its Service Area: Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Lawrence, Somerset, Washington, and Westmoreland.

Once recognized, a company within an FTZ has the following benefits:

- Merchandise enters without formal customs entry or payment of duties.
- Duties are paid when the merchandise leaves the zone and enters U.S. commerce.
- If the merchandise is exported no duties are owed.

## Greater Oakland Keystone Innovation Zone

RIDC is the administrator for the Greater Oakland Keystone Innovation Zone (GOKIZ), part of a Pennsylvania Department of Community and Economic Development tax credit program for for-profit companies less than eight years old operating in innovation industries within the boundaries of a Keystone Innovation Zone (KIZ). With a total pool of up to \$15 million in tax credits available to KIZ companies annually, with a \$100,000 cap for each company, this program significantly contributes to the ability of young companies to transition through the stages of growth.

KIZ companies must:

- Be located within the geographic boundaries of a particular KIZ for at least two years.
- Have 50% of employees working in person in that location for at least 50% of their time.
- Have been in operation less than eight years.
- Operate within one of the KIZ targeted innovation industry segments.
- Show an increase in revenue between the base year and comparable year.
- Submit required documentation to the KIZ Coordinator (RIDC) and to DCED.

## Innovation Accelerators

Through the federal Build Back Better (BBB) Regional Challenge grant awarded to the Pittsburgh region, RIDC and the Advanced Robotics in Manufacturing Institute are working with regional Innovation Accelerators, formerly called Makerspaces, in Southwestern Pennsylvania. The Innovation Accelerators, located in Allegheny, Cambria, Indiana, Westmoreland and at RIDC Armstrong Innovation Park, will provide regional manufacturers and entrepreneurs with access to equipment, knowledge, and other resources.

This program will build upon existing capabilities within the Innovation Accelerators, enhance their equipment and offerings, make their services more readily available, help to expand their offerings to benefit small and medium-sized manufacturers and manufacturing entrepreneurs.



## Viewpoint

The Business Times welcomes letters to the editor and guest columns

### GUEST OPINION

# Seizing the moment: Translate region's AI momentum into real jobs

**P**ittsburgh is being showered with buzz and rightly so. Sen. Dave McCormick's Pennsylvania Energy & Innovation Summit turned the spotlight onto the region and highlighted over \$90 billion in new investment. Now, we need to galvanize around a credible, executable strategy with a single-minded focus on measurable outcomes – meaningful economic development, business growth and attraction, and jobs.

We'll need to join together around a leadership team that can develop an effective, industry-informed strategy that unifies the region, execute it and hold itself and others accountable. Goals need to be clear and on a fast-tracked schedule – with frequent and transparent public reporting. We can only be successful if the Commonwealth, counties and organizations join together in a unified approach.

And we must act with new urgency – in all segments of our economic development ecosystem. Decisions about private capital investment are being made right now. We need to move quickly.

The goals we set must be clear and tangible: Jobs created, capital invested, profits generated, taxes paid and people placed in real jobs. Vague goals like "increase tech presence" or becoming a global leader may be useful, but they are not in and of themselves results.

Likewise, data centers, while crucial



FOX CHAPEL HERALD

## Residential, retail opportunities coming to RIDC Park in O'Hara

GETTY IMAGES

that different parts of the region may appeal to different types of businesses. Startups may want to be in the city, close to talent and research capabilities. Manufacturing companies need larger facilities that only outlying communities can provide. Whether it's land, talent, energy, compute or other factors driving location decisions, a win for one part of our region is a win for all.

We know what our regional assets are. We have access to energy and water. We have world-class universities like Carnegie Mellon University and the University of Pittsburgh leading in research,



Donald F. Smith Jr. is president of the Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC).

customized packages for all types of companies – that support current needs and future plans. These should include typical incentive packages specific to each site, company type and number of jobs anticipated.

One of the key drivers of corporate location decisions is availability of talent. Funding should be available for customized job training for companies that need workers trained with specific skills or on specialized equipment, either directly or through a training partner. The training programs receiving government funding should be held accountable – with transparent reporting – for training people in skills required by



## Intervala at RIDC Westmoreland: Where Pittsburgh's manufacturing legacy meets its tech future



Located at RIDC's Westmoreland Innovation Center, Intervala connects Pittsburgh's innovation ecosystem to real-world manufacturing.



## RIDC and the "university strategy" – Building Pittsburgh's tech corridor

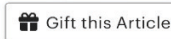
Rebuilding Pittsburgh - Part 6



Carnegie Mellon University's Software Engineering Institute



## Keystone Innovation Zone extended to include focal stretches of Penn Avenue and Hazelwood Green



Bakery Square in the East End



### Timothy White

Senior Vice President, Business Development & Strategy, Regional Industrial Development Corporation



John Buechli, senior construction manager, Regional Industrial Development Corporation of Southwestern Pennsylvania

### 20 People to Know in Construction/Development: John Buechli, RIDC

## WHAT PEOPLE ARE SAYING ABOUT RIDC

"RIDC's a 'well-oiled machine.' ... Founded in the middle of the last century, the venerable economic development organization has proven as relevant and needed today as it has been in the past."

- Pittsburgh Business Times

"We see enormous potential for growth and are eager to continue driving that expansion. Our mission and RIDC's are aligned. As a nonprofit, RIDC can take a long-term view of projects and focus on a mission-driven strategy centered on economic growth and job creation."

- Christina Cassotis,

*CEO Allegheny County Airport Authority, announcing RIDC as Master Developer of Neighborhood 91*

"These sites are key to growing our economy, creating more jobs and thriving communities, and helping Pennsylvania compete — and win."

- Governor Josh Shapiro,

*announcing a PA SITES grant for New Kensington Advanced Manufacturing Park (NKAMP), a joint venture of RIDC and the Westmoreland IDC*

"This funding will allow RIDC to continue to pave the way for new businesses in our region, boosting our economy, and more importantly, providing more family-sustaining jobs for our residents."

- Representative Jill Cooper,

*reacting to the PA SITES announcement for NKAMP*

"We are certainly grateful to be in a position to continue to assist RIDC and the Westmoreland IDC to bring in businesses and create great employment opportunities for New Kensington and the entire A-K Valley."

- New Kensington Mayor Tom Guzzo

*TribLIVE*

"[Mill 19] is all Pittsburgh. Where else can you find so compelling an architectural embodiment of high-tech resurgence and ecological landscape within the mammoth rusty ruins? And what combination better unites the historical and forward-looking currents of our identity?"

- Architectural critic Charles Rosenblum

"The region demonstrated to the nation that when smart, rational people roll up their sleeves to solve a problem, it can work. And RIDC was right in the middle of that."

- Jeffery Fraser,

*author of **Rebuilding Pittsburgh***

"Wonderful attention to detail and restraint. The scale, density, character, and palette of materials, vegetative and hard, seems completely right for this project. Really appreciate the use of reclaimed material. Finding a way to make rough and coarse materials feel refined is difficult but done so well. A powerful and engaging project that makes incredible use of reclaimed material, vegetated systems and contrast."

- Awards Jury regarding Mill19 in the 2025 ASLA Professional Awards

“To be frank, photos cannot capture the true essence of how the Regional Industrial Development Corporation (RIDC) revived the former J&L Steel Hazelwood Works facility into 265,000 sq. ft. of dedicated space for robotics, technology and advanced manufacturing research.”

- Site Selection Magazine

“PennSTART reflects many of the Office of Transformation and Opportunity’s core values—it’s collaborative, forward-looking and will make us more competitive in the growing field of autonomous vehicles. My team is proud to support PennSTART through our PA Permit Fast Track program.”

- Ben Kirshner,  
*Chief Transformation Officer, Pennsylvania Office of Transformation and Opportunity*

“When other states have infrastructure in the ground where startups can test their autonomous technologies, those companies tend to stay and set up shop. PennSTART brings that tangible infrastructure to southwestern Pennsylvania. It allows transportation technology startups to see our region not only as a leader in research and development, but a long-term place to grow a business and build a cutting-edge workforce.”

- David K. Roger,  
*president of Henry L. Hillman Foundation*

“[RIDC has its] focus on strategic development and priorities including revitalizing underutilized sites and fostering growth in key sectors like autonomy and advanced manufacturing to drive economic development in Southwestern Pennsylvania.”

- Capital Analytics Associates

“Don Smith Jr. and the Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC) keep finding new places to grow their influence. Beyond the institution’s involvement in such properties as the former Sony plant in Westmoreland County and Keystone Commons in Turtle Creek, among many others, Smith is leading RIDC to take on the 195-acre Neighborhood 91 master plan at Pittsburgh International Airport, and he also championed the recent construction launch of PennSTART as an autonomous vehicle test track and research hub in Westmoreland County. Smith and RIDC continue to invest in and upgrade the New Kensington Advanced Manufacturing Park, bringing a former Alcoa property into a future of new uses.”

- Pittsburgh Business Times



Former Secretary of Transportation Pete Buttigieg visits Mill 19 – greeted here by RIDC’s Project Manager of Strategy Ellie Zytka and Senior Vice President Tim White.



## 2025 PROPERTY HIGHLIGHTS

### RIDC Mill 19

Mill 19 continued playing host to dignitaries over the course of the year, including leaders from Harrisburg, Washington, DC, and around the world.

RIDC Mill 19 serves as an important proof of concept project, being both a pioneering development at Hazelwood Green and an example of how great buildings attract great companies. Current tenants include Carnegie Mellon University's Manufacturing Futures Institute and Advanced Robotics in Manufacturing Institute, as well as autonomous vehicle company Motional, Japan-based building technologies company YKK AP, economic development agency Catalyst Connection, and robotics company Instinct Robotics.

It also showcases the importance of partnerships, with critical contributions from Richard King Mellon Foundation and the support of the entire Almono partnership that owns the remainder of Hazelwood Green.

And now, there is tremendous new activity, with new buildings nearing completion for the University of Pittsburgh's BioForge and Carnegie Mellon University's Robotics Innovation Center. Plans have been announced for new residential development on the site and a community sports and recreation center sponsored by the Pittsburgh Steelers.



### New Kensington Advanced Manufacturing Park

New Kensington Advanced Manufacturing Park, the former home of Alcoa's earliest production and research facilities, includes over 800,000 square feet of space suitable for heavy industrial, light industrial, manufacturing, and tech/flex users. Once a vital manufacturing hub, the aim is for it to become that again.



RIDC and its partner Westmoreland County Industrial Development Corporation are committed to transforming the entire site into an innovation-focused manufacturing and industrial campus that presents a strong option for growing companies looking to locate and expand. Anchor tenant Re:Build Manufacturing occupies 175,000 square feet in the Park.

Significant capital improvements are underway to make the entire property, and individual buildings, more attractive and useable by prospective tenants. The project was awarded \$6 million from the State, \$750,000 from Economic Growth Connection, and additional funding from ISRP/EPA for improvement projects at the park.

## Neighborhood 91

A new project added to RIDC's portfolio in 2025 is Neighborhood 91 (N91), the new advanced manufacturing campus owned by Allegheny County Airport Authority (ACAA) and on land adjacent to Pittsburgh International Airport. RIDC has become Master Developer of the project.

The N91 campus has been known as a center for additive manufacturing companies.

One building has been constructed and is fully occupied by several tenants, including Cumberland Additive, HAMR, Metal Powder Works, and RJ Lee Group.

RIDC is already planning construction of an additional 100,000 square foot building, expected to break ground in the first half of 2026 and is in the midst of several business attraction discussions which could build tremendous momentum for Neighborhood 91 and the additive manufacturing industry in our region.



## RIDC Westmoreland Innovation Center

In partnership with the Commonwealth of Pennsylvania and Westmoreland County Industrial Development Corporation (WCIDC), RIDC Westmoreland Innovation Center – once a manufacturing platform for Volkswagen and then for Sony – now has one million square feet leased and is home to over 1,000 employees.



Long-time tenant Cenveo Worldwide Limited, the largest envelope manufacturer in the U.S., signed a lease extension earlier this year to remain at its approximately 292,000 square foot facility through mid-2028. Other tenants include Intervala, Siemens Energy, and City Brewing.

At the end of 2025, construction began on the PennSTART project, a 2-mile closed loop, state-of-the-art test track and research facility designed to accelerate innovation in emerging transportation technology, improve the safety and efficiency of transportation infrastructure, enhance traffic incident management training, and support regional economic development.

PennSTART is being developed in partnership with RIDC, WCIDC, PennDOT, the Pennsylvania Turnpike Commission, and Carnegie Mellon University. You can read more about it earlier in this report or at [www.pennstart.org](http://www.pennstart.org).

## Carrie Furnace

With a new 60,000-square-foot speculative tech-flex industrial building now complete, RIDC is in ongoing discussions with companies that are in the market for light manufacturing, R&D and other types of flexible space.

The entire Carrie Furnace site includes 55 acres of developable land and would accommodate an estimated 550,000 to 600,000 square feet of construction. The county plans to create a riverside pedestrian and bike trail along the Monongahela River and connect the Carrie Furnace Hot Metal Bridge to the Great Allegheny Passage, as well as to the Westmoreland Heritage Trail via the Turtle Creek Valley.



Adjacent to the development area are the historic Carrie Blast Furnaces, which were built in 1881 and produced iron for the Homestead Works from 1907 to 1978. In 2005, the site was acquired by Allegheny County and, in 2006, two of the old furnaces became a National Historic Landmark and are now maintained by Rivers of Steel. The site straddles the boroughs of Braddock, Munhall, Rankin, Swissvale and Whitaker.

The project received a \$2 million grant this year from Governor Josh Shapiro's PA Sites program for continued development. Funds will be used for site work and utilities.

## Lawrenceville Technology Center

RIDC took ownership of Heppenstall Steel's former 14-acre industrial site more than 20 years ago and continues to maintain it as a best-in-class innovation hub. RIDC built out the former Heppenstall building for Carnegie Robotics; LTC also includes the Tech Forge and Chocolate Factory buildings, which are home to the Robotics Factory, AlphaLab, Setex Technologies, SeqCenter, Predictive Oncology, Xylem, and Caterpillar.



Major, Lindsay & Africa, a global search and recruiting firm for the legal profession, joined the The Chocolate Factory's tenant community by executing a 5-year agreement for approximately 2,300 square feet of office. Elsewhere in The Chocolate Factory, Setex – a Carnegie Mellon spinoff and producer of gecko-inspired anti-slip products – extended its term for the lab/office space that has been its home since 2018.

The Lawrenceville Technology was one of the original catalysts for Lawrenceville's resurgence and remains today at the center of what is now Robotics Row.

## Keystone Commons

Formerly Westinghouse Electric Corporation's East Pittsburgh/Turtle Creek complex, RIDC acquired the site with the goal of redeveloping it into a world class, multi-use, urban industrial facility. Renamed Keystone Commons, RIDC rehabilitated several original buildings which now house over 30 companies and employ about 1,100 people. The site features 2.2 million square feet of industrial, warehouse, manufacturing and office space. Flexible terms and affordable rents attract companies of all industries to Keystone Commons.



A long-term tenant specializing in steel sheet galvanization, more than doubled its footprint within the park by executing a 10-year lease for an additional 196,000 square foot facility.

Zinc battery manufacturer Eos Energy Enterprises, Inc. extended term for its entire 206,575 square foot presence at the park and will remain in the Mon Valley through at least the end of 2027.

exo Surfaces, a company specializing in advanced facade solutions, executed a simultaneous extension of its term and expansion of its premises within the park's West Shop mall. The company will now occupy 16,624 square feet through at least early 2030.



*Senator Joe Pittman visits the New Kensington Advanced Manufacturing Park, home to Re: Build Manufacturing.*



*Senator Nick Pisciotto tours Industrial Center of McKeesport with RIDC Senior Vice President Tim White, Project Manager of Strategy Ellie Zytka, and President Don Smith.*

## RIDC O'Hara

For nearly 60 years, RIDC O'Hara has been home to cutting edge companies at the forefront of innovation, and today it includes a thriving life sciences cluster.

RIDC transformed this property, once a 700-acre Allegheny County work farm, into one of the first planned industrial parks in the country, now 100 percent developed and home to over 130 companies and thousands of jobs. It is a prime real estate location in the competitive Northeastern Pittsburgh submarket and is the largest industrial park in the region, housing over 3.75 million square feet of office, industrial, manufacturing and warehouse space.

Toward the end of 2025, O'Hara Township passed a zoning overlay that allows residential and related retail development in certain areas of the park – presenting the opportunity to make RIDC O'Hara a true live, work, play environment.

Also in 2025, long-term tenant Wesley Family Services executed a 5-year extension at Beta Manor I, a 40,200 square foot building it has occupied since 2005.

Berkshire Grey, a developer of integrated AI and robotics solutions for e-commerce, retail, and logistics, joined the RIDC O'Hara community by executing a 5-year agreement for 6,411 square feet of office/flex space at the Townhouses for Industry.

Also at the Townhouses, ADS, LLC, a provider of solutions for community water and wastewater infrastructure problems, executed a 3-year extension for its 2,263 SF suite.

Nidec Vamco, a designer and manufacturer of steel-stamping industry equipment, expanded its presence at the park by executing an agreement for 12,485 sf at Alpha Manor 2. The company will remain there through at least mid-2027.

Lastly, Dale Oxygen, a supplier of gases & welding products, purchased Delta D, a 8,808 SF square foot flex building along Delta Drive on the western side of the park.



## City Center of Duquesne

RIDC acquired this 240-acre site – a former US Steel mill – from Allegheny County and has redeveloped it in conjunction with the McKeesport Area Recovery Plan. Since then, RIDC has renovated six existing buildings and built a new 30,000 square-foot flex building. In total, RIDC's City Center of Duquesne is home to over a dozen companies, employing nearly 700 people. Sixty-three acres remain available for development.



Future prospects look bright for the property and the community as progress continues on the Mon Fayette Expressway extension project.



*RIDC is a partner in Mon Valley Forward, being announced here by Allegheny County Executive Sara Innamorato.*

## Industrial Center of McKeesport

This 133-acre site was once home to several metal tube and pipe mill companies including U.S. Steel. Starting in 1990, RIDC carried out Pennsylvania Act 2 environment remediation – Act 2 was signed by Governor Ridge at a ceremony on this site – selective demolition of some structures, and the sale of miscellaneous scrap to clean up the site. RIDC currently owns three buildings in the park—industrial, flex and office space that totals over 145,000 square feet.



## RIDC Armstrong Innovation Park

Designed to serve as an economic development engine for Armstrong County, RIDC Armstrong Innovation Park is a modern 925-acre mixed-use site that was master planned with extensive community feedback. It has scenic views from walking trails to sidewalks and is conveniently located along Route 28 at exit 18. The site contains acreage designed for retail, commercial, industrial and residential uses with over 300 acres of permanent open space. Park tenants include universities, Fortune 500 companies, as well as local and regional manufacturing businesses.



Work on RIDC's first new speculative building at RIDC Armstrong Innovation Park is now complete, targeting tech and light industrial companies that can bring jobs to Armstrong County. The 30,000 square foot, \$5.3 million tech flex building is the first development by RIDC on the more than 80 acres of pad-ready parcels at the property, formerly known as Northpointe Industrial Park.

Additionally, Armstrong County Industrial Development Council's plans to construct a residential housing development nearby also moved forward with ACIDC's sale of land to America First Enterprises and DR Horton.

## Fairywood

In 2024, RIDC and the Urban Redevelopment Authority of Pittsburgh (URA) welcomed Ferguson Enterprises, a plumbing, HVAC and industrial product distributor, to the Fairywood neighborhood of Pittsburgh. For construction of their 150,000 square foot facility, RIDC was awarded Best Build to Suit Industrial project at NAIOP Pittsburgh's 2024 annual banquet.



The Ferguson building is part of a 25-acre site in the Fairywood neighborhood of the City of Pittsburgh, and the first of RIDC's and URA's two-phase development project targeting distribution uses. Ferguson leases the entire building for its distribution operations and employs a staff of approximately 100 at the site.

Pad prep has also been completed for Phase 2 which will feature a building of a similar size.

RIDC's development of the Fairywood site, in partnership with the URA, is the first activity at that location since a previous public housing development was destroyed by hurricane damage and vacated over 20 years ago. The community is also benefiting from tax increment financing and other funding for nearby neighborhood improvements and amenities.

## Innovation Ridge

A 223-acre advanced technology and office park located in Allegheny County, Innovation Ridge was taken over by RIDC in 2010. A section of the park contains residential executive townhouses and two non-RIDC-owned commercial buildings: 100 Global View Drive and Innovation Pointe. Half of the park has been set aside for primary conservation areas, forested and landscaped buffer zones, and various open spaces, and a recreational trail has been constructed through the site. Additionally, the park's design includes a state-of-the-art grading plan that will preserve wetlands and slopes.



## Thorn Hill Industrial Park

RIDC Thorn Hill, home to over 100 companies, is located in Marshall and Cranberry Townships along the border of Allegheny and Butler counties. It was one of RIDC's early industrial park developments and one of the first large commercial projects in an area that, as a result of infrastructure and transportation improvements, has become very strong economically. Eos Energy, which also has a significant presence at Keystone Commons, announced plans to expand into a location at Thorn Hill.





*Downtown Revitalization was on the agenda as RIDC's Director of Community Investment, Jeni Cooper, moderated a workshop including several key stakeholders from around the region.*



The 925-acre park includes three million square feet of industrial, flex, and office space. Companies in the park include Mitsubishi Electric, Eaton, Paragon, and RedZone Robotics. The United States Post Office manages a large bulk mail facility on 75 acres of the park, and the Society of Automotive Engineers has called the park home since 1973.

RIDC signed a 5-year lease with a subsidiary of Fresenius Kabi Pharmaceuticals Holding, LLC, for 21,561 square feet—the entire 3rd floor—of the 300 Allegheny building. The tenant is a global blood technology company dedicated to supporting transfusion medicine and cell therapies.

Approximately 45 developable acres remain available. RIDC owns and manages the approximately 65,000-square-foot Thorn Hill Corporate Center, whose tenants include Fenwal, a global blood technology company and subsidiary of Fresenius Kabi, and Bisco, a fasteners distributor.

### Park West Industrial Park

Located in the airport corridor off I-376 Parkway West, RIDC's 500-acre Park West Industrial Park was originally acquired by RIDC from Westinghouse Electric Corporation and master planned by RIDC. The site now houses 1.8 million square feet of office, flex and industrial space and is home to more than 60 companies, including Grainger, LanXess, Vollmer America, Seegrid, and Cigna.



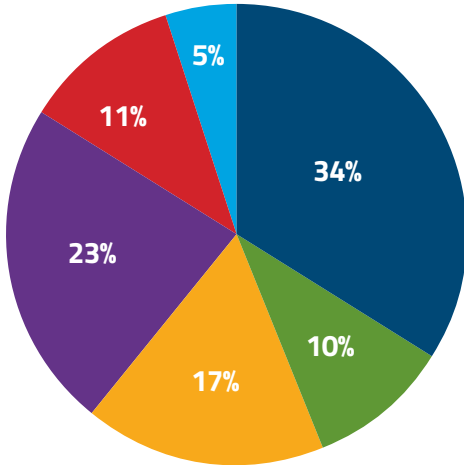
Approximately 12 developable acres remain available. RIDC owns and manages 4 buildings in the park totaling 174,500 square feet.

### Neshannock Business Park

Neshannock Business Park remains a hub of activity in the community, continuing to serve as home to Axiom Battery, Velocity Magnetics, Measel/Bruce, Inc., Dallas Hartman, GPS Realty, and IBEW. This greenfield business park developed by RIDC provides available land for companies looking to locate in Lawrence County with great access to Interstate-376 and the Ohio border.



# 2025 FINANCIALS



RIDC Investment and Expenses	\$23,131,364	34%
New Financing	\$6,590,835	10%
Debt Service	\$11,520,899	17%
Property Maintenance, Utilities, Insurance	\$16,117,341	23%
G&A	\$8,145,718	11%
Real Estate Taxes	\$3,614,086	5%
<b>TOTAL</b>	<b>\$69,120,243</b>	<b>100%</b>

## Total RIDC



**Total Square Feet Owned**  
7,946,157



**Total Number of Buildings Owned**  
57



**Total Number of Companies In Our Facilities**  
124



*Bill Flanagan interviews RIDC President Don Smith for Our Region's Business about "Rebuilding Pittsburgh," a book released this year on RIDC's 70 year history.*

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# RIDC

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