



Text File

Introduced: 7/10/2023

Bill No: 2023-1725, **Version:** 1

Committee: Committee on Public Works and Infrastructure

Status: Passed Finally

Resolution authorizing the Mayor and the Director of the Department of Public Works to enter into an AGREEMENT BETWEEN PITTSBURGH ARENA REAL ESTATE REDEVELOPMENT, LOWER HILL DEVELOPER LLC, PARKING PARTNERS XXIII BLOCK E LLC, AND THE CITY OF PITTSBURGH FOR THE CONSTRUCTION OF A PUBLIC SAFETY FACILITY WITHIN THE BLOCK E PARKING STRUCTURE IN THE LOWER HILL NEIGHBORHOOD OF PITTSBURGH, for the construction of a City Rescue station and/or a City Paramedic station within a parking structure in fulfillment of the Developer's obligation which was part of the Option Agreement for Redevelopment of the Lower Hill.

WHEREAS, PITTSBURGH ARENA REAL ESTATE REDEVELOPMENT LP, a Pennsylvania limited partnership, LOWER HILL DEVELOPER LLC, a Delaware limited liability company, and PARKING PARTNERS XXIII BLOCK E LLC, a Delaware limited liability company (together "the Redevelopers") entered into an 2018 Option Agreement, pursuant to which the Sports and Exhibition Authority and the Urban Redevelopment Authority granted to those Redevelopers certain redevelopment option rights with respect to the "Lower Hill," that is certain real property located in the Third Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania owned by the Authorities; and

WHEREAS, among those plans, the Redevelopers proposed constructing, owning, and operating a parking facility to include a City Rescue 2 station and/or City EMS 14 station and agreed that that terms for the locations, development, and operation of the Rescue 2/EMS 14 Station would be further set forth in an agreement among the City and the private parties; and

WHEREAS, the City is in favor of this Rescue 2/EMS 14 Station, with the Department of Public Works working with the Redevelopers and the Bureau of Emergency Medical Services on a turnkey station solution and associated parking, and have reached an approved Schematic Design; and

WHEREAS, the Department of Public Works has agreed to assume the costs associated with the project's Furniture, Fixtures and Equipment (FFE), FFE to include all furniture, appliances, Station Alerting system, vehicle exhaust system, and computer equipment, and all associated utility costs for ongoing station operability.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1: The Mayor and the Director of the Department of Public Works to enter into an Agreement between PITTSBURGH ARENA REAL ESTATE REDEVELOPMENT, LOWER HILL DEVELOPER LLC, and PARKING PARTNERS XXIII BLOCK E LLC, for the construction of a City Rescue station and/or a City Paramedic station within a parking structure in fulfillment of the Developer's obligation which was part of the

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Option Agreement for Redevelopment of the Lower Hill.