SHENANGO REIMAGINED
SITE VISIONING REPORT

Prepared by Delta Institute on behalf of
the Shenango Reimagined Advisory Council

February 28, 2020
# Table of Contents

**Executive Summary** .................................................................................................................. 2
  - Introduction ............................................................................................................................... 2
  - Summary of Key Findings ........................................................................................................ 2
  - Recommendations ................................................................................................................... 2

**Existing Conditions** .................................................................................................................. 3
  - Former Shenango Site History and Status .............................................................................. 3
  - Communities Impacted by Redevelopment ........................................................................... 4

**Re-Visioning Site Reuse** .......................................................................................................... 5
  - Process ....................................................................................................................................... 5
  - Guiding Principles .................................................................................................................... 6
  - Potential Viable Site Uses and Use Types ................................................................................ 8
  - Conceptual Design Drawings for Site Reuse .......................................................................... 10

**Summary and Recommendations** ............................................................................................ 12
  - Guiding Principles ................................................................................................................... 12
  - Site Reuse and Regional Model-Site Concept ........................................................................ 12
  - Community Resources ............................................................................................................ 12

**Appendix** .................................................................................................................................... 12
EXECUTIVE SUMMARY

Introduction
The recommendations presented in this report were developed to assist property owner DTE Energy to focus its sales efforts for the former Shenango Coke Plant Site (Site) to both expedite the sales timeline for DTE and to result in a re-use of the Site that is for the betterment of Neville Township, neighboring boroughs and Allegheny County well into the future. This report may also be beneficial to Neville Township who has jurisdiction for the zoning of the property and to the local development community and future potential site users.

Local and regional communities in Allegheny County recognize that a redevelopment of the Site may have both potential positive and negative economic and environmental impacts for Neville Township, the surrounding boroughs of Avalon, Ben Avon, Bellevue and Emsworth and Allegheny County as a whole. Consequently, in the spirit of collaboration, concerned parties from these communities worked together as the Shenango Reimagined Advisory Council (Council) and through a site re-visioning process conducted in 2019 and 2020 the Council explored and articulated its chief concerns regarding how the redevelopment may impact the community. The top two concerns are that a sale and reuse of the Site:

1) Could add a new source of air pollution to an air shed that is already saturated by numerous air pollution sources when the community wishes to retain the improved air quality that it now experiences since the closure of the Shenango Plant; and
2) May not maximize economic benefit for Neville Township, Allegheny County and the region.

This report shares the chief findings, methodology and research from the Council’s work.

Summary of Key Findings
The re-visioning process identified seven Guiding Principles (pg. 7) important to the community for the redevelopment of the former Shenango Site. The process also identified 20 Site reuse ideas (pg. 9) that are in alignment with Guiding Principles and market forces. Together these elements form a conceptual regional model for industrial redevelopment expressed with Site renderings.

Recommendations
The Council's recommendations shared in the Summary at the end of this report pertain to both the physical Site development and the desired behavior of the Site occupant. The Council as well as the broader community seek a long term good neighbor and an economic and environmental asset for Neville Township and the larger Allegheny County region. The community's recommendations envision reuses for the Site that:

1) Are feasible given local and regional market realities;
2) Have a positive economic benefit for Neville Township; and
3) Generate minimal/no negative environmental or health outcomes for local/regional residents.
EXISTING CONDITIONS

Former Shenango Site History and Status

The former Shenango Coke Plant, purchased by DTE Energy in 2008, operated at the east end of Neville Island in Neville Township from the years 1962 to 2016. In 2016 the plant was closed with DTE citing unfavorable market conditions and a reduction in customers for the Plant’s coke product as reasons for the plant’s closure. During the last eight years of the Plant’s operation, Allegheny County residents located in the four boroughs to the north of Neville Township frequently expressed considerable concern over the plant’s industrial air emissions elevating their exposure to poor air quality. This was evidenced by increased levels of dust and other pollutants from emission plumes released from Shenango’s smoke stacks and captured by air monitoring equipment and by cameras.

When the plant closed, DTE applied for Emission Reduction Credits (ERCs) through the Allegheny County Health Department (ACHD) Air Quality Division. (When an emitting facility shuts down it is entitled to sell credits for the pollution it released to other existing and new facilities in the region.) ACHD approved ERCs for Shenango for volatile organic compounds, nitrogen oxides, sulfur dioxides and carbon monoxide to be sold until January 2026. As part of a settlement, DTE agreed to forfeit ERC credits for particulate matter. ACHD sent the recommendations to the Pennsylvania Department of Environmental Protection (DEP) which has not yet given final approval of the ERCs.

The former 49.3 square acre Shenango Coke Plant Site (Site) is irregularly shaped with a private access road currently still used by adjacent property owners. Site smokestacks and buildings were demolished in 2018. Portions of the site are in the 100-year and 500-year flood plain with stormwater draining to the center of the Site. The Site is currently zoned Industrial Special which allows a variety of uses as shown in the “Shenango Reimagined Market Study” in the Appendix to this report. This zoning also requires a minimum lot size of 22,000 square feet, maximum building coverage of 75 percent, maximum lot coverage of 90 percent and a building height restriction of 60 feet.

The Site is located in a Qualified Opportunity Zone which provides equity investors for Site redevelopment with significant income tax incentives related to capital gains.

DTE worked with DEP through Pennsylvania’s Land Recycling Program Act 2 program to obtain approval and technical assistance for a site remediation plan, to clean up the property to non-residential standards and to prepare the property for sale. Adherence to these standards would preclude use of the property for residential use unless additional remediation were to occur in the future to further cleanup the site to residential standards.
Communities Impacted by Redevelopment

The Site is located on Neville Island within Neville Township in Allegheny County and approximately ¼ mile south of the Avalon, Ben Avon, Bellevue and Emsworth boroughs.

Neville Township Commissioners shared with the Council in August 2019 that when the Shenango Coke Plant was in operation it had generated approximately:

- $10,000 in local service tax and $13,000 in annual property tax revenue to Neville Township;
- $64,000 in annual taxes to the Cornell School District on Neville Island; and
- $300,000 to $400,000 in annual water and sewer fees to Neville Township.

The plant employed approximately 173 people who lived throughout local communities in the region, and generated more than $17.8 million in annual wages and benefits. Redevelopment of the Site has the potential to bring back jobs to Allegheny County and generate significant tax and fee revenues for Neville Township that were lost when the Shenango Plant closed. Given that the median income of Neville Township residents is approximately 24 percent lower than the median household income in Allegheny County and that 13.4 percent of the population lives at or below the national poverty limit re-use of the Site has the potential to strongly impact the local economy.

Beyond economic impacts, Site redevelopment can have significant environmental and community impacts. The Shenango Coke Plant experienced a decades-long history of air and water pollution violations for which it paid more than $2 million in federal and county penalties. For many years, residents from the four boroughs to the north of the plant complained to EPA and the Allegheny County Public Health Department of negative health impacts from Shenango’s industrial air...
emissions of fine particulate matter and volatile organic carbons including benzene. Some accounts place complaints beginning in the 1950s. Significant improvements in air quality and health effects in the boroughs north of the Shenango plant since the closing of the plant were reported in 2018 based on retrospective air quality and health studies completed by the Allegheny County Health Department and Dr. Deborah Gentile. These findings prompted the northern communities to seek a cleaner redevelopment of the Site.

Depending on the type of user who purchases the Site, operations could be relatively benign to the environment or have the potential to generate negative environmental and health outcomes not in accordance with state and federal regulations and not acceptable to local and regional residents.

**RE-VISIONING SITE REUSE**

Because of the potentially significant impact to the region that Site reuse can have, in 2019 a number of local and regional concerned parties formed the Shenango Reimagined Advisory Council (Council) to better understand the needs and wants of the community that a Site redevelopment could impact and to explore and re-envision reuses for the Site that:

1) Are feasible given local and regional market realities;

2) Have a positive economic benefit for Neville Township; and

3) Generate minimal/no negative environmental or health outcomes for local/regional residents.

**Process**

Beginning in June 2019, the Council, facilitate by Midwest non-profit Delta Institute, led the Shenango Reimagined Initiative to think through reuse of the Former Shenango Site. Council members include Neville Township citizens, Allegheny Land Trust, Redevelopment Authority of Allegheny County, Allegheny County Economic Development, Bellevue, Ben Avon and Emsworth elected officials, Allegheny County Clean Air Now and the Breathe Project. The Shenango Re-Imagined initiative is also supported by State Representatives Adam Ravenstahl and Anita Kulik. (Names and contact information for Council representatives are provided in the Appendix.) DTE Energy was unable to participate in the Council. However, it was informed at least monthly of the Council’s progress by Delta Institute, a Midwest based non-profit, who facilitated the work of the Council and was in regular communication with DTE’s representative.

Between June 2019 and January 2020 the Council met in person eight times and met twice via conference call. Established goals of the meetings were threefold:

- Develop Draft Guiding Principles to inform Site redevelopment;
- Develop potential reuse ideas for the Site that are market based, environmentally acceptable and in alignment with Guiding Principles and expressed via Site conceptual designs.
- Obtain community input on Guiding Principles and Site reuse ideas.
**Guiding Principles**

The Shenango Reimagined Advisory Council began work in July 2019 to develop a set of principles to reflect the wants and needs of the local and regional community related to the redevelopment of the former Shenango Site. The purpose of the Principles was to:

1. Partially guide the market research and high-level environmental impact assessment conducted in late 2019/early 2020 to explore highest and best Site reuse; and
2. To share with the current property owner DTE Energy and elected officials what is important and impactful to the community regarding Site redevelopment.

Work began with an assessment of existing conditions in Neville Township, the four boroughs of Avalon, Ben Avon, Bellevue and Emsworth and Allegheny County related to:

<table>
<thead>
<tr>
<th>Existing Conditions Reviewed</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Communities impacted by Shenango’s past/the Site’s future</td>
<td>Compliance/enforcement of environmental regulations</td>
</tr>
<tr>
<td>Local and regional planning documents</td>
<td>Environmental impact of local industries</td>
</tr>
<tr>
<td>Employment, jobs, workforce</td>
<td>Outlook for local industrial growth</td>
</tr>
<tr>
<td>Income and wages</td>
<td>Local trends in sustainable growth</td>
</tr>
<tr>
<td>Property tax assessment/revenue generation</td>
<td></td>
</tr>
</tbody>
</table>

The Council discussed these existing conditions at length and identified and categorized wants and needs for the local communities and for Allegheny County that could be impacted by Site reuse. The categories were then discussed and developed into seven Draft Guiding Principles for Site reuse. The Draft Guiding Principles were shared with DTE Energy for comment and further discussed with two local industrial real estate developers. The developers provided robust input around reasonability of the draft Principles that was factored into their continued development.

To obtain input on the Draft Guiding Principles from local residents (both Neville Township and surrounding boroughs,) on the evening of February 19, 2020, the Shenango Reimagined Advisory Council hosted a two-hour community meeting at the Robert Morris University Island Sports Center. Sixty three residents and 18 organizations attended the meeting. Attendees reside in Neville Township, Kennedy Township, Avalon, Bellevue, Ben Avon, Emsworth, Coraopolis, Ohio Township, and Kilbuck Township. The meeting was also attended by State Representative Anita Kulik, State Representative Adam Ravenstahl, Allegheny County Council and Bellevue and Ben Avon Council Members. Organizations represented at the meeting included: Allegheny County Economic Development Allegheny County Clean Air Now, Breathe Project, Clean Air Council, Coraopolis Community Development,
During this meeting the Council made a presentation to attendees (see meeting flyer, agenda and presentation in the Appendix,) about the Shenango Reimagined process and discussed each of the Draft Guiding Principles with local residents. Ample time was allowed for residents to ask questions about the Principles and residents discussed if there were any significant wants and needs not currently expressed by the Principles, how they felt about the Principles and if they could support the Principles. Comments and questions from attendees and answers to questions were recorded and are included in the Appendix.

Overall, attendees expressed an interest in the zoning of the property, how DTE Energy has participated in the Shenango Reimagined process and what DTE’s plans are for the property. They expressed a strong desire for the reuse of the Site to benefit the surrounding community and for the community to have a collaborative relationship with the new Site owner. Strong support was received for the Guiding Principles as evidenced by audience applause and signatures supporting the Principles. Attendees also commented that the Councils of Government should be involved in this initiative, asked to receive a copy of the report and inquired as to which elected officials they should reach out to regarding report recommendations.

**Shenango Reimagined Guiding Principles**

1. Reuse of the Site should maximize net revenue to the local and regional taxing bodies and authorities and not burden the public with expense to mitigate any negative impacts to the air and water quality, roads or public health.

2. Future user(s) of the Site are expected to:
   
   a. Develop and maintain a positive relationship with local community stakeholders inclusive of Neville Township, neighboring businesses, and the Cornell School District, among others; and
   
   b. Identify and mitigate negative environmental impacts of their development or operations and inform and collaborate with the four northern boroughs of Ben Avon, Bellevue, Emsworth and Avalon and other affected regional groups where possible.

   This principle may be formalized via a memorandum of understanding or other form of written agreement with affected regional groups such as the Shenango Reimagined Advisory Council.

3. The Site should not be used for any industry or facility that requires a US EPA Clean Air Act Title V or major source air emissions permit. Further, with regard to air pollution:
   
   a. Air pollution from any future use of the site shall be minimized to the greatest extent practicable; and
   
   b. There shall not be any use that involves the handling and/or transfer of any type of materials that are not contained or are in bulk or loose form.

   Other types of pollution, including water, ground, and noise pollution, from any future use, shall be minimized to the greatest extent practicable.
4. Remediation of the Site should be in accordance with Pennsylvania Department of Environmental Protection Act 2 Cleanup Standards to sufficiently protect public waterways, groundwater, users of the Site, users of adjacent sites and public health. Remediation should also be completed in such a way as to make the site attractive for desirable re-uses.

5. The Stakeholders object to re-use of the Site for any activities related to hydraulic fracturing or petrochemical industries or downstream activities related to a petrochemical facility.

6. Redevelopment of the Site should provide an opportunity to create family sustaining jobs for residents of Allegheny County and should consider the potential to:
   a) Include opportunities to train workers and others in Allegheny County;
   b) Connect community residents to existing training opportunities for manufacturing and other jobs; and
   c) Have a multiplier effect to create indirect and induced jobs.

7. Redevelopment of the Site is encouraged to, where possible and feasible, include some sustainable characteristics denoted by the LEED Certification, Living Building Challenge or Energy Star certification. Such characteristics could include energy efficient design or elements, generation/use of renewable energy; green infrastructure for stormwater management; or use of sustainable construction materials and design.

Potential Viable Site Uses and Use Types

In addition to developing Guiding Principles for Site reuse, another of the Council’s goals was to explore and identify potential reuse ideas for the Site that were market based, economically feasible, environmentally acceptable, aligned with Guiding Principles and that received buy-in from the local community.

To accomplish this goal the Council used a three phased approach. The Council:

- Created a scope of work for a market research study to assess highest and best use of the Site based on market and economic factors and informed by the Guiding Principles. The Council contracted with local Pittsburgh real estate consultant Newmark Knight Frank to conduct the market research analysis which identified 27 potential Site reuses.

- Partnered with DJS Ventures, a local real estate consultancy firm with experience in brownfield redevelopment, and with Environmental Planning & Design to assess potential environmental impacts of market based re-use ideas generated by Newmark Knight Frank; select those 20 reuse ideas that were the strongest fit with the Guiding Principles; and develop conceptual designs for the Site based on reuse ideas.

- Presented the 20 strongest fit reuse ideas and concept designs to the local community at a public meeting held February 19, 2020 on Neville Township to obtain input on the concepts.

Newmark Knight Frank completed its eight-week market research analysis in December 2020. The “Shenango Reimagined Market Study” can be found in its entirety in the Appendix to this report.
Study parameters are also shared in the report and included Site characteristics and identification and analysis of local employment, demographics, characteristics of the local industrial market, typical local and regional industrial uses and environmental regulations which could influence Site redevelopment.

Newmark Knight Frank identified that industrial use was the strongest fit for the Site with three industrial use types likely to generate the highest demand. Light Manufacturing/Light Industrial uses were recommended to generate the highest level of demand followed by Heavy Manufacturing/Heavy Industrial and Specialty Manufacturing. In total, 27 specific uses were identified which generated demand regionally and on Neville Island and were deemed a potentially good fit for the Site. The table of 27 reuses can be found in the Executive Summary of the “Shenango Reimagined Market Study” in the Appendix.

The Advisory Council reviewed the list of 27 uses and recognized that not all may align with draft Guiding Principles three and five given that Newmark Knight Frank was tasked with only considering if potential users would require an EPA Title V Air Permit or not.

Consequently, to further vet the list of 27 against environmental Guiding Principles three and five, the Council contracted with DJS Ventures to conduct a high-level review of potential environmental impact or outcomes of the 27 uses. DJS conducted its review in January 2020. Results were presented in the form of a matrix “Potential Uses Identified for Neville Site by Newmark Study” with each of the 27 re-use ideas categorized as potentially having either a Heavy, Medium or Low environmental impact, and a table of environmental enforcement actions by industrial re-use types. Both the matrix and table are found in the Appendix to this report.

The Council, guided by this information, removed uses deemed to have a Heavy environmental impact and so determined that only 20 of the 27 uses also aligned with Guiding Principles three and five. The Advisory Council’s 20 recommended re-uses for the Site are:

Table 2

<table>
<thead>
<tr>
<th>Light Industrial</th>
<th>Heavy Industrial</th>
<th>Specialty Manufacturing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electronics Assembly - MEDIUM</td>
<td>Plastics Assembly (i.e. specialty medical) – LOW</td>
<td>Aquaponics - LOW</td>
</tr>
<tr>
<td>Equipment Assembly – MEDIUM</td>
<td>Sheet Metal Fabrication - MEDIUM</td>
<td>Autonomous Technology – LOW</td>
</tr>
<tr>
<td>Metal Fabrication – MEDIUM</td>
<td></td>
<td>Brewery - LOW</td>
</tr>
<tr>
<td>Recycling (paper, plastics, electronics) - LOW</td>
<td></td>
<td>Commercial/Industrial Use Robotics Manufacturing - LOW</td>
</tr>
</tbody>
</table>

* Potential Environmental Impact *
<table>
<thead>
<tr>
<th>Use</th>
<th>Potential Environmental Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Truck Service – MEDIUM unless using a green fleet i.e. electric lifts/cranes/low emission diesel</td>
<td>Medical Marijuana – LOW</td>
</tr>
<tr>
<td></td>
<td>Medical Technology Manufacturing Assembly - LOW</td>
</tr>
<tr>
<td></td>
<td>Pharmaceutical Packaging - LOW</td>
</tr>
<tr>
<td></td>
<td>Self-driving Vehicles - MEDIUM</td>
</tr>
<tr>
<td></td>
<td>Specialty Powder Coating Manufacturing - MEDIUM</td>
</tr>
<tr>
<td></td>
<td>Specialty Metal Products – MEDIUM</td>
</tr>
</tbody>
</table>

*Important Note:* For uses with a MEDIUM potential environmental impact, per Guiding Principle #3, only those uses which are low emitting (low air emissions) with minimal water, ground, and noise pollution are acceptable to the community.

These uses were shared with attendees at the February 19 meeting and comments from attendees were recorded. Full attendee comments and questions are included in the Appendix. During the public meeting, attendees expressed strong interest and support for the reuse ideas through their comments and through attendee applause. One attendee who identified themselves as being from Neville Island stated that residents do not want any uses that “stink and lead to poor air quality.”

A Ben Avon Council person stated that Ben Avon wants uses for the Site that are compatible with the local neighborhood. The Council Person also submitted a written comment to the Advisory Council: “I’m very supportive of the guiding principles and hope that the former Shenango Site will be redeveloped in a way that benefits the surrounding community and is compatible with our quality of life.”

**Conceptual Design Drawings for Site Reuse**

To further illustrate the wants and needs expressed in the Guiding Principles and the 20 Recommended Site Reuses, the Council worked with Environmental Planning & Design and DJS Ventures to develop a conceptual design for the former Shenango Site. This conceptual design represents a potential regional model for future industrial redevelopment in Allegheny County and throughout the broader region. Conceptual elements **for the former Shenango Site redevelopment include:**

- Multiple Site users;
- Over 400,000 square feet of building space to maximize property tax generation and possibly job creation;
- Stormwater cisterns, blue roofs, permeable pavement and twenty percent open green way including absorptive plants to create “wet fields” for stormwater and flood management;
- Renewable energy generation via roof top solar panels;
- Transformation of the current access road into a greened, access boulevard;
- Shade Sails to reduce heat island affect; and
- Plants for limited phytoremediation to remove residual contamination from soils. (May require use of subsurface engineered barriers.)

** Neville Township zoning changes that may be needed to accommodate these elements are located in the “Shenango Reimagined Concept Plan” found in the Appendix to this report.

Representative concept drawings are presented below and full size renditions of the below concepts and additional renderings can be found in the “Shenango Reimagined Concept Plan” in the Appendix.

**Conceptual Site Plan:**

**Conceptual Regional Model:**

**Artistic Site Renderings:** (additional renderings in Appendix)

During the public meeting, attendees expressed strong interest and support for the concept designs through their comments (provided in the Appendix) and through attendee applause. One attendee indicated that they liked the concept designs presented, particularly the solar panels and bike lanes, and indicated that “this type of reuse needs to be our future to get away from pollution.” The attendee also expressed strong support for the Regional Model presented and expressed that it could be a model for the entire state of Pennsylvania.
**SUMMARY AND RECOMMENDATIONS**

The redevelopment of the former Shenango Site has the potential to economically and environmentally impact over 18,000 residents in Neville Township and the four northern boroughs combined and up to 70,000 Pennsylvania residents living within a three mile radius of the Site.

**Guiding Principles**

The Shenango Imagined Advisory Council (Council) developed seven Guiding Principles as part of the deliverables of the Shenango Reimagined process. These Principles are based upon existing economic and environmental conditions in Neville Township and Allegheny County and the needs and wants of the community as they relate to the former Shenango Coke Plant Site. The Principles have been vetted for reasonability by respected, professional members of the local private industrial real estate development community and have received buy-in from the local community and elected officials.

- The Council strongly encourages DTE Energy (and or its developer) and new potential site owners to thoughtfully consider the Guiding Principles. It asks that DTE apply the Principles when vetting potential purchasers of the property to influence the sale of the property towards a reuse that aligns with the Principles.

- The Council also encourages and welcomes an ongoing friendly and collaborative relationship with DTE Energy according to the parameters outlined in Guiding Principle # two. Mr. Dan Lenz, Emsworth Council Member is the point person for the Council moving forward and can be reached at emsworthborough@comcast.net for discussion regarding collaboration with the community. Communication with Delta Institute can be directed to William Schleizer, CEO, at wschleizer@delta-institute.org

**Site Reuse and Regional Model-Site Concept**

Through the Shenango Reimagined Re-visioning Process led by the Council and facilitated by Delta Institute, 20 Recommended Site Reuses (Table 2, page 9) for the Shenango Site were identified that are in alignment with local economics and market forces, in alignment with the seven Guiding Principles and received buy-in from the local community.

- The Council strongly encourages DTE Energy to market the Shenango Site to one of these use types if possible, and if not, to market and sell the property to a Site user whose operations align with the salient features of the 20 reuse types shared in this report and is in alignment with the Guiding Principles.

- The Council also recommends that DTE share this visioning report and the conceptual designs for the Site that were developed out of the re-use ideas and Guiding Principals with prospective purchasers of the Site.
Community Resources

Community resources that may be at the disposal of and valuable to DTE Energy and or the new property owner or redeveloper of the Site include:

- The Advisory Council conducted initial investigation of the potential for solar power generation at the Site. An international solar developer's preliminary analysis indicates that site wide photovoltaic solar panels can generate as much as 10 MW of electricity from the Site. While an economic feasibility analysis has not yet been conducted for this type of reuse, DTE or a new owner of the site can obtain additional information about the potential for solar as a Site reuse/partial site reuse option, from Bryan Ritti Project Development Manager Trina Solar – NE Development 310 Raymond Street Pittsburgh, PA 15218 412-583-6033 Bryan.Ritti@TrinaSolar.com, www.trinasolar.com/us/project-development

- The former Shenango Site is located in the Neville Township Opportunity Zone Tract ID 4610 whereby investments made by individuals through special funds in these zones are allowed to defer or eliminate federal taxes on capital gains. For more information see: Allegheny county Opportunity zones http://www.alleghenyopportunityzones.com/ and https://dced.pa.gov/programs-funding/federal-funding-opportunities/qualified-opportunity-zones/

- The former Shenango Site is eligible for Local Economic Revitalization Tax Assistance (LERTA). LERTA allows for an exemption for the assessed valuation of new construction or improvements to certain industrial, commercial or other business property in deteriorated areas to facilitate new development. The LERTA exemption can be made available for a maximum of ten (10) years. www.alleghenycounty.us/authorities/final-2015-lerta-report

- Allegheny County Economic Development (ACED) strives to help business start-ups, and business relocations and support growth in the county. ACED is dedicated to expanding and diversifying the region’s economic base to improve the prosperity and quality of life for its citizens. It accomplishes this objective through business development services. For example, ACED provides Small Business and Target Industry Loans. As another example, it can support developers by coordinating property acquisition, site development and redevelopment, and infrastructure development for major development projects. These areas of expertise are especially critical for recycling of brownfields, an ACED emphasis. https://www.alleghenycounty.us/economic-development/businesses/index.aspx

- Allegheny County’s workforce development agency Partner 4 Work can connect a new user of the site with experienced members of the local workforce seeking employment. https://www.partner4work.org/

- The Pittsburgh Regional Alliance (PRA), the economic development marketing affiliate of the Allegheny Conference on Community Development, offers a complete package of services to companies looking to locate or expand in any of the ten southwestern
Pennsylvania counties comprising the Pittsburgh region. Its website also includes helpful data, for example, on regional workforce wage rates and labor profiles and regional business presence https://www.pittsburghregion.org/

- The Western Pennsylvania Regional Data Center provides a shared technological and legal infrastructure to support research, analysis, decision making, and community engagement. The University Center has long served as a community information intermediary in Allegheny County to help people find and use information to improve their communities. http://www.wprdc.org/

Appendix

- Advisory Council Participants and Contact Information
- Public Meeting - Community Engagement Summary
- Public Meeting – Handouts and Presentation Slides
- “Shenango Reimagined Market Study”
- “Site Reuse Environmental Impact Review”
- “Shenango Reimagined Concept Plan”

The Shenango Reimagined initiative was funded by the Just Transition Fund and Heinz Endowments with additional financial support received from US EPA through a brownfields assessment grant.

i timesonline.com
ii American Community 5 year Survey 2012 to 2017
iii “Postgazette.com Shenango smokestacks, a prime polluter in Western Pa., imploded”
iv Their experiences are documented at http://www.accan.org/stories.html