



*Roberto Pérez, CEO of Hilco Redevelopment Partners, updates the community on the latest steps in redeveloping the former refinery into a world-class intermodal site.*

## A Message From the Team: City Council Approval Paves the Way for Future Development

After over a year of close coordination and collaboration with the City of Philadelphia and other stakeholders, we are happy to report that five (5) infrastructure ordinances were approved and passed by City Council on December 10, 2020 to support the extensive, state-of-the-art public infrastructure that will serve the site and connect to the community. The approval of these ordinances is a very important step in redeveloping the former Philadelphia Energy Solutions (PES) refinery into a world-class logistics hub. These proposed public improvements will increase accessibility to the region and create interconnectivity with the neighborhoods.

With the approval of four new streets on site, Frances Harper Drive, Forten Way, Schuykill Avenue, and Pollock Street, the new development will be able to accommodate investment by world-class tenants and allow for public transportation to serve the site. To pay tribute to the city, two of the streets on the Hilco site are named

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*Jasmine Sessoms, Senior Vice President of Corporate Affairs for Hilco Redevelopment Partners, joins Councilwoman Kendra Brooks to distribute turkeys to Philadelphia families in need.*

# Hilco Helps Warm the Winter in Philadelphia

For many in the community, 2020 presented unprecedented challenges. At Hilco Redevelopment Partners, we have been heartened by the spirit of community that runs true and deep through the neighborhoods where we can make impacts. That's why it gives us such comfort to know that when we can help, we do help.

Hilco Helps serves as a Hilco Global initiative to support causes and not-for-profit organizations to help enhance the lives and maximize the potential of the world's most important assets: human assets. This past holiday season, we worked to put that mission into motion by:

- In partnership with city councilmembers in 10 councilmatic districts, we donated **1,000 turkeys**, purchasing them from Brown's ShopRite and making them available to needy families in Philadelphia.
- As part of a national philanthropic initiative, we donated more than **6,000 new winter coats and over 3,000 accessories (a retail value of \$1,020,000)** to people living in underserved communities in Chicago, Boston, and Philadelphia. Working hand-in-hand with the Community Schools team in Philadelphia's Office of Children and Families, we distributed **3,000 new men's, women's, and children's coats and 1,500 accessories to help warm local families.**

- **We kept the holiday cheer alive**, donating over 450 additional pieces of new cold weather clothing and accessories to The Salvation Army, just in time for Christmas.

It's through our acts and deeds that we intend to make a lasting impression on Philadelphia. And we thank those community members who worked alongside us



*Shira Smillie, Community Schools Coordinator for the City of Philadelphia's Office of Children and Families, sorts thousands of new winter coats and winter accessories donated by Hilco Redevelopment Partners to keep families warm this winter.*

to distribute these donations directly to families in the community. We believe deeply that by doing good and giving back we can plant seeds that enhance the world for all of us. We are proud to be part of the great story of Philadelphia, and to be a partner with all of you in helping one another.

Please stay in touch, won't you, at [hrpphilly.com](http://hrpphilly.com) and on Facebook ([Hilco Redevelopment Partners Philadelphia](https://www.facebook.com/HilcoRedevelopmentPartnersPhiladelphia)) and Twitter ([@HRPPPhilly](https://twitter.com/HRPPPhilly)).

## From Baltimore to Philly: Bringing Tradepoint Atlantic's Success to the City of Brotherly Love

Hilco Redevelopment Partners recently appointed Justin Dunn as Senior Vice President of Development for its project in Philadelphia. Dunn was a key member of the Tradepoint Atlantic team, Hilco Redevelopment Partners' transformational development in Baltimore. Here's what he's looking forward to in Philadelphia.



Justin Dunn joins Hilco Redevelopment Partners as Senior Vice President of Development, leading development of the 1300-acre project in Philadelphia.

**Editor: Congratulations on your new role with Hilco Redevelopment Partners in Philadelphia. What are your goals?**

Thank you! The opportunity to lead the development of a project with such a significant positive impact for Philadelphia is truly an honor. My main goal is to help the entire Hilco team transform a distressed site into a sustainable, environmental, and economic driver for the region.

**Editor: We understand you were part of the team that transformed the former Sparrows Point steel mill in Baltimore to the now thriving Tradepoint Atlantic. What do you hope to bring from your experience there to Philadelphia?**

Tradepoint Atlantic is a testament to Hilco Redevelopment Partners' success with complicated projects, and that experience will benefit Philadelphia immensely. My team is focusing on the lessons learned that come with the challenges of redeveloping contaminated sites to be more efficient moving forward, which are already proving helpful here in Philadelphia. We have 1,300 acres within a six-hour drive of a third of the United States' population. That's a big opportunity! This property is in a position to provide future tenants a strong, competitive advantage,

both from a workforce and logistics perspective.

**Editor: You've described Hilco Redevelopment Partners' work on the former refinery site in South Philly as a 'second chance' for the property. Why?**

It's a chance to once again become an economic provider for the region, but in a sustainable manner. When the refinery shut down, thousands of jobs went with it. We anticipate multiple businesses located on the site as opposed to one which de-risks another total shutdown. Additionally, we are holding ourselves and future tenants to high standards when it comes to environmentally sustainable practices for construction. As a LEED AP, this is important to me. Ultimately, once developed, this site will be substantially better than how we found it.

**Editor: What are you most looking forward to about the redevelopment?**

This project brings a profound opportunity to positively impact the environment and economy in Philadelphia, and I'm really excited to see it to fruition. I'm looking forward to the first building going up. That's when you realize tangible progress and it's real, right there in front of you, the future being built.

**Editor: We understand you and your family recently welcomed a new baby. Congratulations! What excites you about bringing your family to the Philadelphia region?**

Thank you, we did recently welcome our third child, a baby girl. I'm excited to experience the local flavor of Philadelphia, getting to know the community and indulge in the deep history of this great city. Additionally, the schools in the area are fantastic and selfishly, I'm looking forward to playing the amazing golf courses here.

*Message from the team continued from page 1*

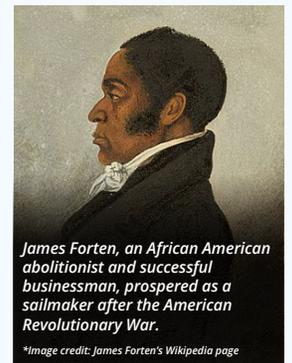
after prominent African Americans from Philadelphia history, Frances Harper and James Forten.

"We remain committed to paving the way, both figuratively and literally, in creating a state-of-the-art, world class logistics hub that will benefit and employ many Philadelphians for generations to come," said Senior Vice President of Corporate Affairs, Jasmine Sessoms.

## New Development to Honor Past African American Notables

As part of an effort to build connections between the city and the redevelopment of the former refinery in South Philadelphia, Hilco Redevelopment Partners announced the creation of four new city streets, two of which pay homage to historic Philadelphia African Americans. But who are James Forten and Frances Harper? Read on.

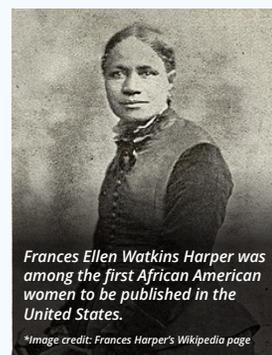
James Forten was an abolitionist and Philadelphia businessman who led a fascinating life and used his success and wealth to work for civil rights during the formative stages of our country. Born a free Black man in 1766, Forten was educated in a Quaker school and at age 14 was taken captive by the British on the high seas while fighting in the Revolutionary War. Smart and articulate, Forten convinced his captors to treat him as a prisoner of war instead of a slave, a status that gave rise to his escape and return to Philadelphia. He went on to become a master sailmaker and invented a much-in-demand device to maneuver the sails of clipper ships. From proceeds, he went on to spend the balance of his life writing, speaking, publishing, and organizing against slavery.



James Forten, an African American abolitionist and successful businessman, prospered as a sailmaker after the American Revolutionary War.

\*Image credit: James Forten's Wikipedia page

Frances Ellen Watkins Harper was one of the first African American women to be published in the United States. A



Frances Ellen Watkins Harper was among the first African American women to be published in the United States.

\*Image credit: Frances Harper's Wikipedia page

poet and teacher, she was an abolitionist and suffragist, who was orphaned, raised, and educated by her aunt and uncle. While working as a nursemaid to a white family who owned a bookstore, she became a voracious reader and at 21, published her first book of poetry. From there, she became a teacher, abolitionist and civil rights activist, public speaker,

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# Creating a New Legacy — A Female-Led Panel Discussion With Hilco Redevelopment Partners

“The crown jewel of Philadelphia.” That’s how Jasmine Sessoms, Senior Vice President of Corporate Affairs for Hilco Redevelopment Partners, describes the future for the former refinery that Hilco Redevelopment Partners is transforming in South Philadelphia.

As an extension of our effort to be good corporate citizens, our Philadelphia powerhouse team of female executives recently participated in a Women’s Leadership Initiative panel with Urban Land Institute (ULI) Philadelphia.

The all-female panel participating in ‘Refinery Redevelopment: Creating A New Legacy’

featured Hilco Redevelopment Partners’ Senior Vice President of Operations Stephanie Eggert, Senior Vice President of Corporate Affairs Jasmine Sessoms, and In-House Environmental Specialist Julianna Connolly.

With a focus on our commitment to sustainable building practices, remediation efforts, and workforce development, the team presented Hilco Redevelopment Partners’ plans to redevelop and transform the 1,300-acre refinery. A Q&A session followed where Eggert, Sessoms, and Connolly responded to attendee questions and shared personal visions for the project.

“Our commitment to Philadelphia is closing the refinery, but our commitment does not stop there,” said Jasmine Sessoms, Senior Vice President of Corporate Affairs. “We are generating stability at the site and building an economic engine for the city and its surrounding communities.”

Want to know more about our commitment to sustainability and workforce development? Visit [hrpphilly.com](http://hrpphilly.com) or contact: [JSessoms@hilcoglobal.com](mailto:JSessoms@hilcoglobal.com)



*Stephanie Eggert, SVP of Operations for Hilco Redevelopment Partners*



*Jasmine Sessoms, SVP of Corporate Affairs for Hilco Redevelopment Partners*



*Julianna Connolly, In-House Environmental Specialist for Hilco Redevelopment Partners*

*Honoring the past continued from page 2*

and author of scores of books of poetry and progressive causes, including the acclaimed “Poems on Miscellaneous Subjects.” “The Two Offers,” which was published in *The Anglo-African* in 1859, made literary history as the first short story published by a Black woman. She died in 1911 in Philadelphia but not before leaving

an indelible mark on literature as well as civil and women’s rights.

Hilco Redevelopment Partners is proud to honor these great Black historical figures and assure their legacy is never forgotten here in Philadelphia.

## In the Media

“I’m pretty confident [HRP] will produce the jobs, which will make this the biggest job creation engine the city of Philadelphia has seen in quite a long time.”

*Councilmember Kenyatta Johnson, Bisnow*

“This narrative includes Philadelphia’s burgeoning life science and innovation economy, which is driving generational change.”

*Drexel University President John Fry, The Philadelphia Inquirer*

## PES Veteran Pat Kelly Joins Hilco Redevelopment Partners Philly to Lead Utilities Team

Pat Kelly's passion for the former Philadelphia Energy Solutions (PES) refinery site runs deep.

Kelly first stepped foot on the property in 2007 after being hired by Sunoco as an electrical and instrumentation supervisor. He quickly advanced and by 2019, was overseeing the entire operations of the refinery as E&I Superintendent.

"It's easy to overlook the past role PES played in Philadelphia's economy, the jobs it generated, and the men and women who worked here," begins Kelly, whose new role as Director of Utilities has him decommissioning many of the systems he

once maintained. "Times change, and so can the city and its people. I joined Hilco Redevelopment Partners in Philadelphia to play an integral role in contributing to



the city I love. Born and raised in South Philadelphia, I am proud of our city. There's nothing I want more than to have a thriving economy. I am confident that we can make it happen."

## Hilco Redevelopment Partners' Engineers Team Up With Local High School Students

Executive Vice President of Industrial Development Jeremy Grey and Senior Vice President of Development Justin Dunn recently joined students at Southwest Philadelphia's Universal Audenried Charter High School for its virtual career and technical education (CTE) program, where students learn engineering-focused skills to better prepare for post-graduation success.

The Hilco Redevelopment Partners team is looking forward to working with Audenried students on reviewing the site redevelopment plans and partnering on learning opportunities in the future.

# The Hilco Redevelopment Portfolio

## Introducing the Future of the Potomac River Generating Station

Hilco Redevelopment Partners recently acquired the 71-year-old power plant along the Mt. Vernon Trail and Potomac River with plans to transform it into an environmentally sustainable, mixed-use neighborhood.

Here are the facts about the Potomac River Generating Station project in Alexandria:

**Project:** Potomac River Generating Station

**Location:** 1400 N Royal St, Alexandria, VA

**Acquired by Hilco:** November 2020

**What it was:** A shuttered, coal-fired power plant decommissioned in 2012

**What it will become:** Located in the historic Old Town North neighborhood of Alexandria, the 20-acre property will become an environmentally sustainable, economically vibrant hub that provides housing and neighborhood amenities

**What does the project bring to Alexandria?**

- Thoughtful mixed-use development that benefits the community and becomes a source of economic vitality and pride for the city
- New open space, sustainable land-use, affordable housing, and dining along the Potomac River

- Reintegration of the property into the surrounding urban fabric
- Critical connection to the northern end of the waterfront



*Hilco Redevelopment Partners' vision comes after residents voiced concerns for decades about the adverse health and environmental impacts of the city's largest polluter.*

HRP is proud to have the support of community groups and leaders throughout Philadelphia. Visit [hrpphilly.com](http://hrpphilly.com) to hear what various constituents have to say about the project and its positive impact on the region.

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