



# The Hilco Redevelopment Portfolio

Hilco Redevelopment Partners is transforming a 123-year-old inaccessible power plant into a vibrant gateway to South Boston.

## Introducing Boston's L Street Station

**Project:** L Street Station

**Location:** Boston, MA

**Acquired by Hilco:** April 2016

**What it was:** A power plant that had powered Boston since 1898

**What it will become:** The 15.2-acre property will become a dynamic 1.68 million-square-foot mixed-use redevelopment connected to the surrounding neighborhood

### What does the project bring to South Boston?

- New market-rate and affordable housing, retail, a hotel, new life science and office buildings, and civic and cultural spaces - all anchored by the conservation of the former power station's century-old turbine halls.
- 5.7 acres of new outdoor public spaces, including approximately 2.5 acres of open space on the waterfront
- Preservation of several historic buildings rich with cultural history



Hilco Redevelopment Partners is committed to the adaptive reuse and rehabilitation of portions of the existing buildings to preserve the site's history and character.



## And the Award Goes to...

The Philadelphia Business Journal recently recognized Hilco Redevelopment Partners in two of its prestigious award programs. At its Best Real Estate Deals event, PBJ named HRP's acquisition of the former refinery as the top real estate deal of 2020 in the industrial category. PBJ also named

Senior Vice President of Operations Stephanie Eggert as one of its 40 Under 40 award winners for 2021. Prior to joining the HRP Philly team, Eggert served as the Vice President of Business Planning for Philadelphia Energy Solutions (PES). We're thrilled to have her on the HRP Philly team.

## Since joining the Philadelphia community in 2020, HRP has...

Estimated the economic impact at the site to create:  
**19,000 & \$3 billion**  
NEW JOBS TO THE REGION ANNUALLY

Launched Career Connected Learning system that will prepare  
**HUNDREDS**  
OF PHILADELPHIA STUDENTS FOR CAREERS

Collected over  
**100 lbs**  
OF TRASH FOR A COMMUNITY EARTH DAY CLEAN UP

Announced the creation of **4 NEW CITY STREETS,**  
TWO OF WHICH PAY HOMAGE TO HISTORIC AFRICAN AMERICAN PHILADELPHIANS

### Demolition has already started on:

**105**  
BUILDINGS

**3000**  
TANKS

**2**  
BOILER HOUSES

**23**  
PROCESS UNITS

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.

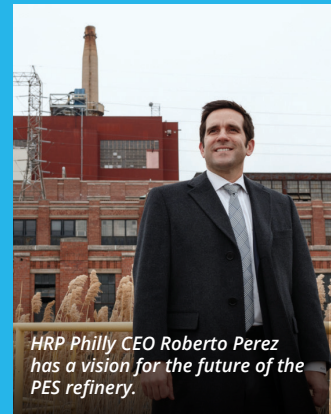
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## PHILLY COMMUNITY NEWSLETTER

### A Message From the Team: Celebrating a Year Into Our Bold Vision for Philadelphia



HRP Philly CEO Roberto Perez has a vision for the future of the PES refinery.

### Dear Philadelphians,

This month marks one year since we acquired the former PES refinery in South Philadelphia. In that year, you have welcomed us with open arms, partnered with us and shared your ideas for how to improve our community.

Since acquiring the site in June 2020, Hilco Redevelopment Partners (HRP) has embarked on a 13 to 15-year project that will transform the location into an environmentally-conscious, state-of-the-art, economic engine for the region. The location will feature e-commerce, light manufacturing, life science, warehousing and distribution, retail, and rail and marine facilities centrally located within an eight-hour drive of one-third of the nation's population. Here are a few updates on our progress...

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## Welcoming Members of the Construction Apprenticeship Preparatory Program to HRP Philly

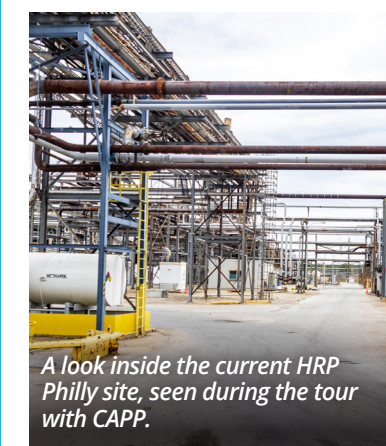


Jeremy Grey, Executive Vice President of Industrial Development for Hilco Redevelopment Partners and Roberto Perez, CEO of Hilco Redevelopment Partners share development plans with members of the Construction Apprenticeship Preparatory Program.

Late last month, our HRP Philly team was joined by members of the Construction Apprenticeship Preparatory Program (CAPP) for a look at what is happening on site at HRP Philly.



The CAPP program is vital to our commitment to building Philadelphia's next workforce and addressing the employment disparity in the construction industry. We are proud to partner with them. We recently welcomed several members for a site tour with our CEO Roberto Perez and EVP of Development Jeremy Grey. They shared plans and details about the work CAPP members could soon be doing on site to transform the former PES refinery into a state-of-the-art logistics hub.



A look inside the current HRP Philly site, seen during the tour with CAPP.



The Hilco Redevelopment Partners leadership team welcomes CAPP members for a tour of what will become a state-of-the-art logistics hub employing over 19,000.

Message from the Team continued from page 1

**Pre-demolition activity**

The project is now **50%** complete on decommissioning, **60%** complete on asbestos abatement, and **80%** complete in the removal of tank product. These three activities have set the stage for demolition.

**Demolition activity**

We began demolition in earnest in 2020 with visible progress already on site. A number of tanks have already been demolished and buildings have been taken down. Demolition has also started on the process units. The site currently stands at 10% of sitewide demolition.



**Soil management plan**

We've added the site's extensive soil management plan to our website.

**Site tour video**

We created a site tour video featuring myself and Executive Vice President of Industrial Development Jeremy Grey to share our vision for the project, also available at HRPPhillly.com.

**Workforce hiring**

We are proud to say that our plans and activities are exceeding the established minority hiring goal of **50%** with a monthly average of **52%** minority hiring to date. A local hiring goal of **50%** within Philadelphia zip codes is also being exceeded and currently stands at a monthly average of **79%**. The female hiring goal of **5-8%** currently stands at a monthly average of **6%**.

**Career Connected Learning commitment**

As of July 7, when we initiate our inaugural summer internship program, we will have completed each of our goals in the Career Connected Learning commitment including:

- Completing three virtual job shadow days with students of The School District of Philadelphia observing HRP executive staff. We've also partnered with the Philadelphia Youth Network to design an annual summer internship program. The inaugural summer internship program will consist of 40 students from the School District of Philadelphia.
- Additionally, we are actively serving on the Career and Technical Education Advisory Council at Universal Audenried High School, sharing insight and advising the engineering curriculum.
- We've also launched a Union Apprenticeship program in conjunction with the Construction Apprentice Preparatory Program and welcomed 15 apprentices in May, who are participating in a 15-week program. A secondary 26-week program will begin in mid-July.

We expect to share an updated master plan with the community this fall and break ground on our first vertical construction in Q2 of 2022.

We are exceedingly proud of the progress we have made in the last year to transform the former refinery into an employment hub that will provide an estimated 19,000 jobs for the community. It's a massive undertaking and one that would not be possible without the support you have shown us over the last year. We consider you some of our most important stakeholders and we look forward to being your neighbor for many years to come.

Please stay connected with us via [HRPPhillly.com](https://www.hrpphillly.com), [Facebook](#), [Twitter \(@HRPPhillly\)](#), face-to-face meetings, and this newsletter.

I look forward to meeting many more of you in the near future,

**Roberto Perez**  
CEO, Hilco Redevelopment Partners

Association's (CCPA) 'Meet The Developers' panel to discuss the massive redevelopment and HRP's commitment to providing tens of thousands of jobs over the project's lifetime.



Grey also spoke with Invest for its Philadelphia 2021 issue. In this exclusive interview, Grey discusses how the demand for life science, light industrial, and e-commerce remained strong even during the pandemic. That's good news for the 19,000 future employees who will someday work at this vital new development. Read the full piece [here](#).

## Local Students Meet the People Behind the Philly Project

By: *Jasmine Sessoms, Senior Vice President of Corporate Affairs*

Hilco Redevelopment Partners (HRP) is committed to creating thousands of new jobs for Philadelphians as we transform the former refinery into one of the largest and most important commercial hubs in the U.S. A large part of that commitment is reflected through our Career Connected Program which provides apprenticeship and internship opportunities in partnership with the School District of Philadelphia, Southwest Philadelphia's Universal Audenried Charter High School, Construction Apprentice Preparatory Program (CAPP), and others.

Just two miles down the road, students at Universal Audenried Charter High School know the former refinery site well. When we met with Audenried administrators, it was clear that students were eager to learn more about our plans for the project and meet the HRP Philly team. So, we teamed up to offer a virtual career day and a glimpse into a day in the life of an HRP Philly team member.

My colleagues Justin Dunn, senior vice president of development; Stephanie Eggert, senior vice president of operations; George Toth, vice president of refinery operations; and Pat Kelly, director of utilities joined me to create personal interviews including snapshots of our days and details of our career paths as we shared video tours, our favorite parts of the job, and what's next for the site. We each also shared a few personal lessons learned from our time in high school. The team was honored to have the opportunity to give these students a first-hand look at the work we are doing day-in and day-out — [watch the video](#) to see for yourself!

## HRP & Bartram's Garden Celebrate Earth Day



Committed to the community: HRP Philly teamed up with neighbor Bartam's Garden for a clean-up event in celebration of Earth Day.



Earth Day is every day at HRP! Learn more about our commitment to transforming communities through eco-friendly redevelopment [here](#).



Beautifulizing the Schuylkill River: The HRP Philly team spent the day collecting trash and debris along the waterfront.

## Meet HRP Philly's Property Controller Angela Chandler



Angela Chandler is HRP Philly's Property Controller.

Angela Chandler joined Hilco Redevelopment Partners (HRP) in November 2020 as Property Controller. In her role, Chandler is responsible for all accounting activities,

including preparing financial statements, budgets, and taxes. Before coming to HRP, she served as the Vice President of Finance & Construction for Philadelphia Housing Development Corporation.

We sat down with Chandler to learn more about her role as Property Controller. Here's what she had to say:

**Editor: What is your role in the transformation of the former PES site?**

Angela: My role is to ensure that the finance department supports the project and its many moving parts. As controller, I handle and oversee all financial aspects related to the project – from processing the bills and

managing and finalizing the audit to answering any ad hoc requests from department heads. I make sure all new and existing processes are operating efficiently and ensure that as the site expands, our operations grow and we exceed expectations. Overall, I help keep the wheels moving forward.

**Editor: What are your goals in this position?**

Angela: I have so many goals with my position, but my top goal is to build out a robust finance department that delivers reporting that is useful to both internal and external parties, while creating a strong back-office to support our front-line departments. I've already started on this journey by expanding the finance team with two great members and I'm looking to hire two additional employees. Teamwork makes the dream work.

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

Angela: I am so excited to be part of the very talented HRP Philly team that is spearheading

one of Philadelphia's largest redevelopment projects to date, and ultimately witness the transformation of the site over the next 10-13 years. Every time I went to the Philadelphia Airport, I always wondered about the PES refinery. I've learned more about the site through my new job and I'm excited to see it turn into a state-of-the-art logistics hub that will employ thousands of Philadelphians for decades to come.

**Editor: Aside from work, what keeps you busy?**

Angela: When I'm not working you can find me tinkering in my workshop or fishing! I usually go deep-sea fishing in Cape May, New Jersey; the Chesapeake Bay; or Florida. Another passion of mine is adventuring in my RV with my significant other. We recently took a trip right outside of Baltimore on the Chesapeake where we celebrated a birthday, relaxed by the fire, and enjoyed nature.

## Jeremy Grey Talks Development

Hilco Redevelopment Partners' (HRP) Executive Vice President of Industrial Development Jeremy Grey has been busy meeting with local organizations to share plans for transforming the former 1,300-acre refinery. On April 21, he presented on the Center City Proprietors