

The Bellwether District Dispatch



Mia Fioravanti, Vice President of Corporate Affairs at HRP, shares her goals as she settles into her new role.

A Message From The Team:

Thank You for the Warm Welcome

It's been a busy start to 2022 for the Hilco Redevelopment Partners (HRP) team at The Bellwether District. Since joining this fall, we've distributed 2,000 turkeys for Thanksgiving, launched partnerships with Mural Arts Philadelphia and the Carpenters Apprenticeship School of Philadelphia (CARP), celebrated Earth Day by cleaning up a local garden and park, and are preparing to welcome our second class of summer interns. I'm glad to lend an extra set of hands and be a part of what is only the start of an incredible 15-year journey to transform the former refinery into The Bellwether District.

For those of you I haven't had the opportunity to meet, my name is Mia Fioravanti. I work alongside Jasmine Sessoms, Senior Vice President of Corporate Affairs, on HRP's local community outreach, philanthropy, and workforce development efforts for...

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Meet The Bellwethers

In March, Hilco Redevelopment Partners (HRP) celebrated Women's History Month. Meet a few of the dynamic and hardworking women leaders on The Bellwether District team. Learn more about their roles, the women that inspire them, and their perspectives on the massive transformation taking place at The Bellwether District.



Stephanie Eggert

Senior Vice President of Operations

Focus: Stephanie's eye is on transforming the former refinery into an environmentally friendly, state-of-the-art logistics campus, with a focus on process efficiency.

In her own words: "Every project, big or small, requires the same level of focus, systematic approach, problem solving, and critical thinking skills. Seeing the site transformed and embedded into the fabric of the city is extremely rewarding."

Inspiration: Stephanie's role model is a former elementary school teacher. "It was this teacher who told me how important it is to be confident, assertive, and advocate for myself and others. I have carried these lessons with me throughout my life and professional career."



Jasmine Sessoms

Senior Vice President of Corporate Affairs

Focus: Jasmine, a lifelong Philadelphian, regularly meets with various community groups and key stakeholders to provide community engagement and project updates.

In her own words: "I am honored to be part of a project of this size and scope, which will be an economic engine for the city."

Inspiration: Jasmine admires Shirley Chisholm, the first Black candidate for a major-party nomination and the first Black woman elected to US Congress. She comments, "Shirley was a glass ceiling shatterer, unbought and unbossed. My mother is also a role model. She was a powerful education executive, a great mom, and a fantastic wife."



Meghan Kelly

Vice President of Life Sciences

Focus: Meghan works to attract life science tenants to The Bellwether District who will bring hundreds of jobs to Philadelphians.

In her own words: "I envision a process that rallies the community around the idea of a new type of use for Philadelphia's future. The Bellwether District signals the city's transition to an economy that is known for clean technology, innovation, and global connectedness."

Inspiration: Meghan looks up to Peggy Noonan, an accomplished journalist, author, and speechwriter for former President Ronald Reagan. "I admire Peggy because she doesn't try to emulate masculine qualities and writes with heart and kindness while being extremely smart and incisive."



Raina Mehta

Legal Director

Focus: With almost two decades of experience as an attorney and as a DEI professional, Raina brings a distinctive perspective on how to approach and achieve the project's mission to become an economic engine for the city's diverse workforce.

In her own words: "The scope and timeline of our project enables us to continuously learn and evolve, be intentional and innovative and meet the demands of the Fourth Industrial Revolution."

Inspiration: "As a first-generation immigrant and proud American, I admire all women, from our founding to our present to the future, who come to the United States from all over the world with a desire and drive to succeed in this country no matter how difficult their circumstances, or language or cultural barriers. The entrepreneurial spirit of these women inspires me every day."

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The Bellwether District. Now settled into my new role, I'm focused on building strong relationships with our local businesses, new and established partners, and of course, our neighbors.

A little bit about me: I was born and raised just outside of Philadelphia and now live in South Philadelphia. For many years I have participated in local events including the Philadelphia Marathon, Broad Street Run (10 times!), mentorship programs, and various volunteer initiatives. I am grateful that I now have the opportunity to give back to the city that has given so much to me.

To stay up to date on the project milestones, upcoming meetings, HRP's work in the community, and local events, be sure to subscribe to our newsletter and follow us on social media ([Facebook](#), [LinkedIn](#), [Twitter](#), and [Instagram](#)).

I look forward to meeting you and sharing more about the exciting progress we're making at The Bellwether District!

Mia Fioravanti

Mia Fioravanti
Vice President of Corporate Affairs,
Hilco Redevelopment Partners

Around The Community

What has The Bellwether District team been up to recently?

It's been a busy spring! In celebration of Earth Day, volunteers from Hilco Redevelopment Partners (HRP) visited our neighboring Bartram's Garden. This 50-acre public garden in the Southwest neighborhood has a community-centric approach with programs that provide produce and garden plots to members of the community. During our volunteer day we assisted staff with the removal of invasive species to encourage more biodiversity in the garden.

Through our partnership with the Carpenters Apprenticeship School of Philadelphia, graduating students in (CARP's) pre-apprenticeship program were presented with their very own toolboxes to use as they enter the carpentry industry!

We also reaffirmed our partnership with Mama-Tee's Fridge in Stinger Square Park. In support of the organization's goal of reducing food insecurity, the HRP Philadelphia team helped fully stock the fridge with fresh produce.

During the weekend leading up to the recent Blue Cross Broad Street Run, The Bellwether District Self-Care Station was a popular stop for participants. Be sure to follow us on social media for our latest community initiatives.



HRP volunteers gather at Bartram's Garden.



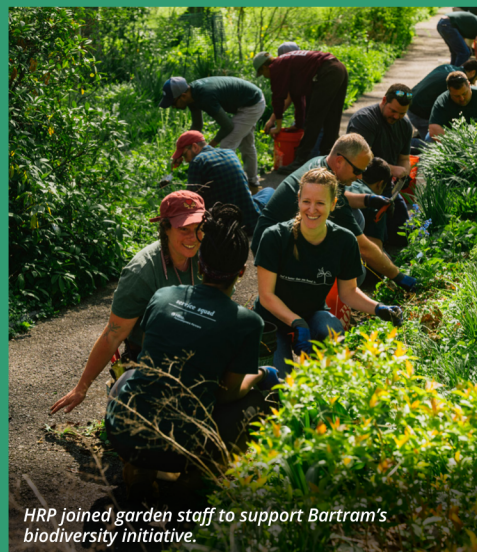
HRP's VP of Corporate Affairs Mia Fioravanti presented CARP graduates with toolboxes.



HRP volunteers remove invasive plant species throughout the garden.



The HRP Philadelphia team helped fully stock the fridge for our neighbors.



HRP joined garden staff to support Bartram's biodiversity initiative.



HRP volunteers remove invasive plant species throughout the garden.

HRP Partners With Mural Arts Philadelphia

HRP has announced a two-year partnership with Mural Arts Philadelphia to financially support Mural Arts' Restorative Justice Women's Reentry Program with a \$50,000 grant.

“We are so enthusiastic about having HRP work with our Restorative Justice Program and our organizations' aligned vision to use art to ignite long-lasting change.”

Jane Golden, Executive Director of Mural Arts Philadelphia

The Program provides justice-involved women with job readiness training, family

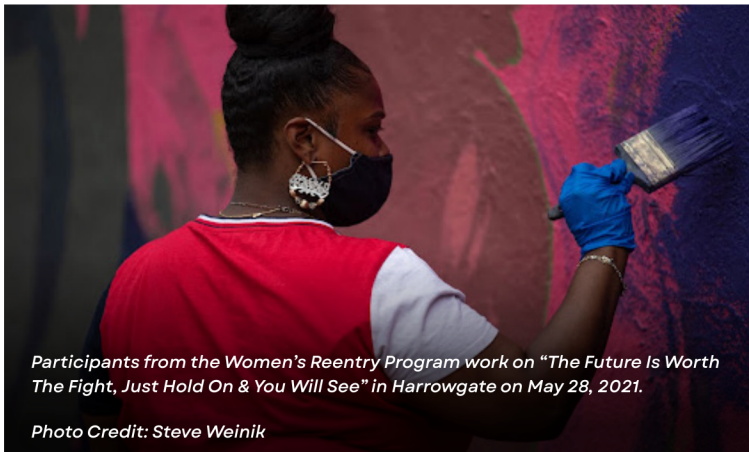
resources, professional development, and other educational resources through the vehicle of art.

As a sponsor, HRP's support will enable women returning from incarceration to complete the program and develop meaningful life and professional skills. The initiative will also support the creation of new public works of art and community-centered educational programming, all part of the Restorative Justice program's approach to helping returning citizens successfully reacclimate.

“This partnership allows us to make a meaningful difference in the lives of returning citizens with a focus on women as they participate in work readiness and life

skills training, among other programming. We are deeply committed to the Philadelphia community, its students, and workforce, and are pleased to be working with Mural Arts Philadelphia to demonstrate that in a tangible way,” said Roberto Perez, CEO of HRP.

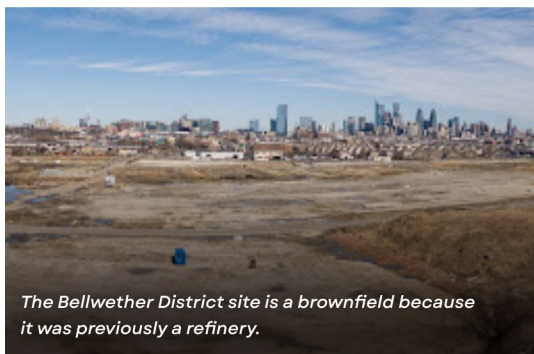
HRP's vision of creating a community-focused, environmentally responsible commercial hub aligns with Mural Arts' goals of eradicating environmental hazards that disproportionately affect marginalized communities in Philadelphia, especially communities of color, through the transformative power of creativity.



The More You Know:

Real talk on real estate terminology.

Brownfield: A brownfield is a property where the expansion, redevelopment, or reuse of it may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.



Bellwether Buzz

The Bellwether District continues to make headlines

“Owners of the former South Philadelphia refinery are ahead of schedule demolishing the jungle of pipes, tanks, and buildings that once filled the 1,000-acre site... HRP promises a 'state-of-the-art' e-commerce and life sciences hub called The Bellwether District at the site and has published glossy renderings on its website.”

Sophia Schmidt, WHYY

“Ambitious plans to rehabilitate and transform the 1,300-acre site along the Schuylkill River into an expansive, multi-modal logistics and commercial hub in coming years to be known as 'The Bellwether District' by Hilco Redevelopment Partners (HRP).”

Jada Ackley, Green Philly



ICYMI: HRP's March Community Meeting Recap

On March 8, Hilco Redevelopment Partners (HRP) joined members of the community for a virtual meeting. Jasmine Sessoms, Senior Vice President of Corporate Affairs, and Mia Fioravanti, Vice President of Corporate Affairs, spoke of the 19,000+ job opportunities coming to The Bellwether District in the next 15 years, and how HRP is focused on building a more equitable workforce.

During the meeting, several of HRP's community partners were highlighted, including:

Philadelphia Hispanic Chamber of Commerce with Build Latino

Helping small construction companies gain the skills and resources needed to better scale their business over time

Carpenters Apprenticeship School of Philadelphia (CARP)

Preparing students for careers in carpentry through hands-on career training

Mural Arts' Women's Reentry Program

Providing justice impacted women with job readiness training through the vehicle of art



CALLING ALL SOUTHWEST PHILADELPHIA STUDENTS

(HRP) is partnering with the school district of Philadelphia and the Philadelphia Youth Network to provide a 6-week summer internship program with a starting salary of \$11/hour as well as job shadowing and apprenticeship opportunities.

Interested in applying? Email TheBellwetherDistrict@hilcoglobal.com to learn more.

You can read more about the meeting and our community partnerships [here](#).



Stay up-to-date on The Bellwether District

 [instagram.com/thebellwetherdistrict](https://www.instagram.com/thebellwetherdistrict)

 [facebook.com/thebellwetherdistrict](https://www.facebook.com/thebellwetherdistrict)

 twitter.com/bellwetherdst

 [linkedin.com/company/thebellwetherdistrict](https://www.linkedin.com/company/thebellwetherdistrict)

The Bellwether District is proud to have the support of community groups and leaders throughout Philadelphia. Visit [thebellwetherdistrict.com](https://www.thebellwetherdistrict.com) to hear what our constituents have to say about the project and its positive impact on the region.

Jasmine Sessoms

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The Bellwether
District

AN HRP PROJECT