



Jasmine Sessoms, HRP's Senior Vice President of Corporate Affairs

A Message from the Team

Jasmine Sessoms, Senior Vice President of Corporate Affairs at HRP, shares details of our engagement with the community where she grew up.

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Hilco Redevelopment Partners will transform the former PES refinery site into an economic hub for the future, creating thousands of jobs when complete.

Remediation Efforts Begin at the Former PES Refinery

Our efforts are already underway! We're investing hundreds of millions of dollars to decommission, demolish, and remediate the former PES refinery, a 1,300-acre site that has been a source of pollution for more than 150 years.

The sheer scale of the decommission process is daunting and entails:

- Removing **850,000 barrels** of tank product, including hydrocarbons, residential fuels, and slop oils
- Removing **950 miles** of pipeline (enough to stretch from Philadelphia to Florida!) and the abatement of approximately 30,000 tons of asbestos
- Demolishing:
 - **105** on-site buildings
 - **3,000** tanks and vessels once used to heat, hold, and refine hydrocarbons
 - **25** hydrocarbon processing units

- **2** boiler rooms
- **2** wastewater treatment plants

- Analyzing and documenting soil impacted by past operations and dealing transparently with its movement and placement on the site
- In recognition of rising sea levels, lifting large portions of the site above the 100-year floodplain
- Lifting other areas of the site above the 500-year floodplain

A majority of the demolished material will be recycled or reused as part of the development. Reuse diverts thousands of tons from landfills and eliminates the need for trucks to haul demolished materials through neighborhoods and the city. In fact, recycling one ton of cement can save up to 1,360 gallons of water!

In the Media

"I believe Hilco presented a plan that would benefit our graduates and improve the district to put in place a department that will hold Hilco to these commitments."

Angela McIver, Philadelphia School Board Member

School District of Philadelphia Partners With Hilco Redevelopment Partners to Create Workforce of Tomorrow

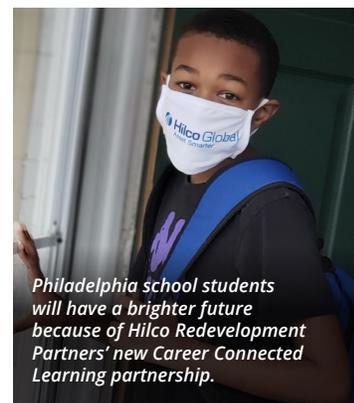
Landmark. Historic. Hopeful. All words that have been used to describe the recently announced partnership forged between Hilco Redevelopment Partners and the School District of Philadelphia. The multi-year, Career Connected Learning partnership seeks to arm

hundreds of Philadelphia school students with the skills they need to become active participants in the new economy.

Under the initiative, Hilco Redevelopment Partners will provide a range of job readiness

tools and programs. The company will also deploy their executives to help the school district better understand the changing needs of employers — as they build future curriculum.

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Philadelphia school students will have a brighter future because of Hilco Redevelopment Partners' new Career Connected Learning partnership.

Dear Philadelphians,



I can't begin to express my excitement in being part of the team transforming the former PES refinery into an environmentally conscious, economic engine for the community, city, and region.

One important core value of Hilco Redevelopment Partners is to work collaboratively with the community and stakeholders and to do so with a level of transparency that builds trust along the way.

Briefly, I wanted to share with you how we are delivering on that core value in our acts and deeds here in the community.

- 1. The Career Connected Learning Pilot Program in collaboration with the School District of Philadelphia.** It's both groundbreaking and historic, designed to deliver real-world career education and job readiness training to Philadelphia School District students. This is a multi-year commitment to build the workforce of tomorrow by engaging students early and often through real-world training, internships, career fairs, job shadowing days, informational interviews, and an arsenal of job readiness initiatives. As a product of the Philadelphia public school system, I could not be more proud of this initiative, which will touch hundreds of Philadelphia school children.
- 2. Community meetings.** We already held our first, virtually, which attracted 160 community members on October 14. During our time together, we shared development, remediation, and community engagement plans and answered questions from attendees.
- 3. HRPPhillly.com.** Our website is open for business and posting regular updates, a go-to source for news about plans, initiatives, and developments. Bookmark it and visit it frequently to stay in the know.
- 4. A social media presence.** Connect and stay up to date on Facebook ([Hilco Redevelopment Partners Philadelphia](#)), Twitter ([@HRPPhillly](#)), and at [hrpphillly.com](#). We often update daily.
- 5. This bi-monthly community newsletter.** An easy, breezy way for us to share the latest news with you all!

So, we're here. Listening, learning, and sharing. Feel free to connect and engage. Ours is a long-term commitment and the more we work together, the faster we can transform this location into jobs and a better environment for all of us who value South Philadelphia and the city as a whole.

Jasmine Sessoms

Senior Vice President of Corporate Affairs

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From the Neighborhood: Meet Stephanie Eggert

Hilco Redevelopment Partners (HRP) recently welcomed Stephanie Eggert as Senior Vice President - Operations. Stephanie knows the site well, having worked here for the past seven years.

Her on-site experience will help to accelerate its

redevelopments. Here's who she is and how she's playing a role transforming the former refinery into an eco-friendly and economic engine for the region.

Editor: So Stephanie, you're local to the city?

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"The program is based on real-world readiness for future employment," begins Roberto Perez, CEO of Hilco Redevelopment Partners. "It's designed to equip young people—through internships, learning, and access—with the skills they will need to secure one of the projected 19,300 new jobs our development will create here in Philadelphia."



The pilot program will serve as a working model for how the Philadelphia School District can build the

workforce of tomorrow, acting as a draw for employers to locate here in Philadelphia.

"Our vision for the former refinery site is to market its value—not square footage," says Perez. "We believe one of the great, underappreciated assets of the city is its workforce. So we want to invest in developing the future workforce in order to create a self-sustaining cycle, where employers locate here for talent. Talent then is further developed. And consequently more employers locate here to tap that talent. Career Connected Learning is an important first step, and engaging with Philadelphia School District students, as early as middle school, holds great promise and reward for the city, the school district and its students, as well as the world-class employers who will soon call this location home."

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Community Updates

Like a Good Neighbor...

we are there — listening, learning, sharing our plans, hopes, and dreams for Philadelphia and the region.



Philadelphia Mayor Jim Kenney visits the former refinery and sees it as a "once-in-a-generation opportunity."



EPA Administrator Andrew Wheeler and his team tour the former refinery site and later participate in a roundtable discussion.



She's everywhere! Jasmine Sessoms, Senior Vice President of Corporate Affairs joined the Tasker Morris Neighborhood Association's September meeting to learn more about how the site can benefit Southwest Philadelphia's neighborhoods.

Out and About in the Community...

Our team meets regularly with neighborhood organizations, government officials, and others to listen to their needs and determine how we can help.



Harris Steinberg, Executive Director of the Lindy Institute for Urban Innovation and his team discuss the long-term economic and environmental benefits of the site with Hilco Redevelopment Partners CEO Roberto Perez.



Hilco Redevelopment Partners CEO Roberto Perez tours Philadelphia Councilmembers Kathy Gilmore, Kendra Brooks, Derek Green and Bobby Henon and explains the opportunity now before us.



Stephanie Eggert recently joined the growing HRP Philadelphia team as Senior Vice President - Operations. Pictured here in front of the PES refinery, where she worked for the past seven years.

Stephanie: Yes. I live in Wynnewood, and I am a proud alumna of Lehigh University with a degree in chemical engineering. Go Mountain Hawks!

Editor: We understand you have quite a history with the site. Tell us about it?

Stephanie: Before joining the HRP family, I served as Vice President of Business Planning for PES where I was responsible for operations productivity and cost efficiency. Prior to my seven years there, I held various positions with Sunoco Inc., including Technical Department Lead, Planning and Economics Analyst, and Process Engineer.

Editor: What are your responsibilities in the newly created position of HRP Senior Vice President of Operations?

Stephanie: My goals are to help the HRP team effectively manage business operations, synthesize workflows, and coordinate planning initiatives. Since starting in August, I've been heavily involved in the decommissioning process that will pave the way for future development.

Editor: Tell us about the decommissioning. It's a massive undertaking?

Stephanie: It is. The refinery was

literally an industrial city to itself. We are working closely with partners to dismantle the existing infrastructure and ready the location for its transformation. Hilco Redevelopment Partners has tremendous experience and resources to do it in a way that is safe, clean, and efficient.

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

Stephanie: I am excited to contribute to the site's future as we transform it into an employment hub that will positively impact the economy and environment of the region. When complete, this site will serve as a strategic location for commerce throughout the Northeast. Redeveloped to meet the demands of the new American economy.

Editor: Aside from work, what keeps you busy?

Stephanie: Mentoring female leaders of the future is one of my biggest passions. Currently, I serve as the Vice President of the Women's Leadership Forum of Greater Philadelphia, which advances the development, growth, and sustainability of women's networks and initiatives in companies throughout the Greater Philadelphia region.

"HRP has an earnest desire to create economic opportunity for the minority community and has shared their plans for us to serve as a liaison between them and the city's pool of quality minority contractors."

Op-ed in the Philadelphia Tribune, written by Steven Scott Bradley, Chairman of the African American Chamber of Commerce

The Hilco Redevelopment Portfolio

It Takes a Village to Transform Little Village

Hilco Redevelopment Partners transforms the post industrial property into homes for 21st Century employers. Here's the facts on Little Village in Chicago:

Project: Exchange 55

Location: Chicago, IL

Acquired by Hilco: 2017

What it was: Coal fired Crawford Power Generating Station

What it will be: Similar to the PES refinery in Philadelphia, Exchange 55 will be an eco-friendly, world-class logistics hub that will serve as an economic engine for Chicago

What will the project bring to Chicago?

- 1,000+ new local jobs
- Green landscaping that will absorb up to 16 tons of CO2 per year
- Chicago's largest LEED-certified green warehouse building
- New paths and crosswalks so local employees can walk, bike, or take transit to work from the neighborhood



Second-Generation PES Employee George Toth Joins HRP's Philly Team

For many, the former PES refinery provided generations of jobs for Philadelphian families. George Toth, who recently transitioned to the HRP Philly team, is one of them. His history at PES dates to 1969 when his father started working at the refinery. George, who grew up in the neighborhood, joined the company in 1995, working beside his father for 15 years. As he says, that is "something really special that many people don't get to do."

Over his 25-year career, George became a go-to guy, climbing the ranks and overseeing many

departments in the 1,300-acre refinery before ultimately being named Operations Manager.

That's why Hilco quickly moved to transition George to the HRP Philly team after acquiring the site in June 2020.



"George knows every nut and bolt on the property and provides us the historical understanding we need to quickly implement

our remediation plan for the site," says Roberto Perez, CEO of Hilco Redevelopment Partners. "With George, we gain a legacy of experience that will allow us to compress timelines to quickly get the site back into commerce, generate new jobs, and create a better environment and economy for everyone."

George is just one of the familiar faces in the world-class team HRP is building here in Philly.

"I loved working for the refinery. But now I am part of something bigger that is changing the landscape of the city. Everything's coming together and we're going to see it through so that future generations have the same opportunities my family and I have had working here."

Community Meeting Impact

We hosted our **1st Virtual Community Meeting** on October 14th and are committed to hosting a meeting each quarter.



160
total attendees



30+
questions posed by participants



50%
of workforce will be local hires

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

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