Enterprise eGrants System

Web Application Id: 10534326

Enterprise eGrants System Id: 202509238271

Applicant: South Saturn Ridge, LLC
Company: South Saturn Ridge LLC.
Program Selected: Redevelopment Assistance Capital Program (RACP)

Applicant Information

Applicant Entity Type:	Limited Liability Company
Applicant Name:	South Saturn Ridge, LLC
Incorporated in PA?	False
Registered to do business in PA?	False
NAICS Code	5211
PA Revenue Tax Box#:	
FEIN/SSN Number	XXXXXXXXX
UEI Number:	
Top Official/Signing Authority:	Brian Parro
Title:	Chief Financial Officer
SAP Vendor #:	XXXXXX
Contact Name:	Scott Harrington
Contact Title:	Managing Director
Phone:	XXX-XXX-XXXX Ext. XXXX
Alternate Phone:	XXX-XXX-XXXX
E-mail:	XXX-XXX-XXXX
Mailing Address:	3445 Peachtree Rd. NE Suite 950
City:	Atlanta
State:	GA
Zip Code:	30326

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Program Selected: Redevelopment Assistance Capital Program (RACP)

Company Information

Company Entity Type:	Limited Liability Company
Company Name:	South Saturn Ridge LLC.
Incorporated in PA?	False
Registered to do business in PA?	False
NAICS Code	5211
PA Revenue Tax Box#:	
FEIN:	XXXXXXXXX
UEI Number:	
Top Official/Signing Authority:	Brian Parro
Title:	Chief Financial Officer
SAP Vendor #:	XXXXXX
Contact Name:	Scott Harrington
Contact Title:	Managing Director
Phone:	XXX-XXX-XXXX Ext. XXXX
Alternate Phone:	XXX-XXX-XXXX
E-mail:	XXX-XXX-XXXX
Mailing Address:	3445 Peachtree Rd. NE Suite 950
City:	Atlanta
State:	GA

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Zip Code:	30326

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Business Specifics

Current # of Full-time Employees:	
(In PA):	2
(World Wide:)	45
Minority Owned:	No
	Select
Woman Owned:	No
Veteran Owned:	No
Total Sales $:	0
Total Export Sales $:	0
R&D Investment:	0 (% of Budget)
Employee Training Investment:	0 (% of Budget)

Enterprise Type

Indicate the types of enterprises that describe the organization listed above. You may select more than one type.

☐ Advanced Technology	☐ Agri-Processor	☐ Agri-Producer	☐ Authority	☐ Biotechnology / Life Sciences
☐ Business Financial Services	☐ Call Center	☐ Child Care Center	☑ Commercial	☐ Community Dev. Provider
☐ Computer & Clerical Operators	☐ Defense Related	☐ Economic Dev. Provider	☐ Educational Facility	☐ Emergency Responder
☐ Environment and Conservation	☐ Exempt Facility	☐ Export Manufacturing	☐ Export Service	☐ Food Processing
☐ Government	☐ Healthcare	☑ Hospitality	☐ Industrial	☐ Manufacturing
☐ Mining	☐ Nonprofit	☐ Other	☐ Professional Services	☐ Recycling
☐ Regional & National Headquarters	☐ Research & Development	☑ Retail	☐ Social Services Provider	☐ Tourism Promotion

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☐ Warehouse & Terminal				

Commercial,Hospitality,Retail,

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Program Selected: Redevelopment Assistance Capital Program (RACP)

Project Overview

Project Name:
Monroeville Mall Gateway Revitalization Initiative

Is this project related to another previously submitted project?
No

If yes, indicate previous project name:

Have you contacted anyone at DCED about your project?
No

If yes, indicate who:

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Web Application Id: 10534326

Enterprise eGrants System Id: 202509238271

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Company: South Saturn Ridge LLC.
Program Selected: Redevelopment Assistance Capital Program (RACP)

Project Site Locations

Address:	200 Mall Circle Drive
City:	Monroeville
State:	PA
Zip Code:	15146
County:	Allegheny
Municipality:	Monroeville Borough
PA House:	Brandon Markosek (25)
PA Senate:	Nick Pisciottano (45)
Current Employees:	2
Jobs To Be Created:	375
Designated Areas:	

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Project Budget

	Redevelopment Assistance Capital Program (RACP)	Total Match Private	Total
Miscellaneous	$7,500,000.00	$7,500,000.00	
Total Project Cost	$7,500,000.00	$7,500,000.00	$15,000,000.00
Total	$7,500,000.00	$7,500,000.00	
		Budget Total:	$15,000,000.00

Basis of Cost

Provide the basis for calculating the costs that are identified in the Project Budget.

Contractor Estimates, Engineer Estimates

Budget Narrative

The narrative must specifically address each of the cost items identified in the Project Budget section. If an amount is placed in any of the OTHER categories, you must specify what the money will be used for. **NOTE:** Some programs have specific guidelines regarding the narrative necessary to qualify for that particular resource. Please read the Program Guidelines for details.

Contractor and Engineer estimates for demolition, utility upgrades, and stormwater enhancements.

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Project Narrative

How does this project provide a benefit or improvement to a community?

Identify a problem or need in the community (cultural, recreational, historical, civic). Indicate how that will be rectified with this projects completion.

The Monroeville Mall Economic Revitalization Project will transform an underutilized regional landmark into a modern, mixed-use destination that strengthens the community and local economy. By attracting new businesses and expanding retail, dining, and entertainment options, the project will generate quality jobs and increase tax revenues that support essential public services. New community gathering spaces will create opportunities for connection and activity, ensuring Monroeville remains a vibrant hub for the East Hills region, enhancing quality of life for residents and positioning the community for long-term growth and competitiveness.

What will this project entail?

Give a complete project description. Indicate the construction, renovations or improvements that will take place. Indicate what properties will be used or purchased for use.

The Monroeville Mall Economic Revitalization Project will transform approximately 186 acres into a modern, mixed-use destination that strengthens the regional economy. The project begins with full demolition of the existing mall structures, clearing the site entirely for redevelopment. Construction will include approximately 780,000 square feet of new retail, restaurant, and entertainment space, supported by new landscaping, pedestrian-friendly design, and public open spaces for community use. Site preparation will include grading, stabilization, and modernization of utilities such as water, sewer, electric, and telecommunications. All improvements will occur on the current Monroeville Mall property, with no additional land acquisition required. These investments will create a state-of-the-art development that generates jobs, expands the tax base, and serves as a catalyst for long-term economic growth across the East Hills region.

How do you plan to use the funds?

Should include specific use of funds and reflect the budget provided with the application.

The funds will be used to complete critical early-phase work necessary for redevelopment of the Monroeville Mall property. This includes the full demolition of approximately 1.1 million square feet of existing mall structures to clear the site for new construction. Following demolition, resources will be directed toward utility upgrades, including modernization of water, sewer, electric, and telecommunications systems, along with improvements to stormwater management infrastructure. These investments will prepare the 186-acre site for large-scale mixed-use redevelopment, ensuring it is shovel-ready to support new retail, restaurant, entertainment, and community spaces that drive long-term economic growth.

Project Schedule and Key Milestones and Dates

A detailed schedule of activities, including key milestones and dates, must accompany this application if applicable to the project.

April 1, 2027 – Start of demolition and site preparation

April–November 2027 – Demolition of 1.1 million sq. ft. of existing mall structures; utility and stormwater system upgrades (6–8 months)

December 2027–December 2028 – Vertical construction of approximately 780,000 sq. ft. of new retail, restaurant, and entertainment space (12 months)

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Project Narrative

Early 2029 – Interior build-out, landscaping, and development of public open spaces

Mid-2029 – Project completion and grand reopening

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Addenda

1. Fill in your Itemization information.
Click the below link for a list of available itemizations. Identify the appropriate itemization and enter the Item No. in the "primary" box below. The related information will then automatically populate. If an additional itemization is necessary, enter a second Item No. in the "alternative" box. Special note: Act 77 of 2013 imposed a 10-year sunset provision for itemizations between their enactment date and the date of the RACP grant award.

The Item No. can be found in Column A of this Excel spreadsheet link.

Primary
Enter Item#
9050

Year/Act# - 2017-052

County - Allegheny

Municipality - Redevelopment Authority of Allegheny County

Project Description - Abatement, acquisition, construction, infrastructure and redevelopment assistance for an economic development project

Act Amount - $250,000,000.00

Available Amount - $152,669,701.00

Alternative
Enter Item#

Year/Act# - N/A

County - N/A

Municipality - N/A

Project Description - N/A

Act Amount - 0.00

Available Amount - 0.00

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Addenda

2. Financial Necessity.

What were the factors that the Candidate relied on to arrive at the requested amount?
Contractor and Engineer Estimates

3. Are you looking to apply more than 30% of the RACP funding to a combination of acquisition (land/property) and equipment costs?
No

4. Is at least 50% of the RACP total project cost to be paid by a non-state funding source(s)?
Yes

5. Does your project involve a housing component?
No

If yes, does the project generate economic activity and part of a revitalization plan?

6. Download and Complete RDAs & Construction Cost breakdown Document
Download RDA 300-301 and Construction Cost Breakdown Forms.xls

Uploaded Documents
South Saturn Ridge - rda forms 300 - 301 Signed.pdf View

7. Qualified Professional

The Capital Facilities Debt Act requires a RACP grant recipient to identify who produced the cost estimates for their project. It further requires that such project cost estimate must be prepared by a qualified professional.

Please identify who prepared the project's cost estimate, and give their title and/or professional qualifications below
Jason Orme, Director of Design Build, Parkway Construction

8. Confirmation that the Funding Recipient understands the RACP Compliance Requirements by uploading a signed Statement of Compliance.
Download Statement of Compliance Acknowledgement for eApp.pdf

Uploaded Documents
RACP Statement of Compliance Acknowledgement Signed.pdf View

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Addenda

9. Which of the following best describes your construction status?
a. Construction start date is unknown or will NOT start within one year

10. Has the bidding process started for your project?
No

Describe, in general, the bidding process the project utilized or intends to utilize to satisfy RACP bid solicitation requirements.
All bidding will meet the RACP requirements

11. Is your project eligible for City Revitalization and Improvement Zone (CRIZ) benefits?
No

12. Additional Grantee / Applicant Information - Please include additional contacts including name, title, organization, mailing address, email address, and phone number. It is recommended to include at least 2 monitored email addresses.
This section may contain personal contact information; therefore, all information supplied has been withheld for personal privacy

13. Additional Sub-Grantee / Company Information - Please include additional contacts including name, title, organization, mailing address, email address, and phone number. It is recommended to include at least 2 monitored email addresses.
This section may contain personal contact information; therefore, all information supplied has been withheld for personal privacy

14. Please identify prior RACP grants awarded to the entity applying for the grant.
Provide the grant ME number (XXXX-XX), name of the project, award amount, and funding round.
N/A

15. Other commonwealth Assistance

A. Have you or a related company received an economic benefit in the form of a grant, loan or tax credit from a Commonwealth program within the last 2 years for this project?
No

If so, please provide details

B. Do you or a related company currently have an application for economic benefits in the form of a grant, loan or tax credit pending with a Commonwealth program for this project?
No

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Addenda

If so, please provide details

C. Have you been in contact with the Governor's Action Team (GAT) regarding this specific project?
No

If yes, please provide the name of the GAT staff member

16. Per Executive Order 2021-06, Worker Protection and Investment (October 21, 2021), all funding recipients must certify compliance with this order by signing and uploading the attached form for contracting purposes. Select yes stating you will comply with Executive Order 2021-06.
Yes

Please Download, complete and upload the Worker Protection Form. Use the link below:
Download Worker Protection Form.pdf

Uploaded Documents
RACP Worker Protection Form - Signed.pdf View

17. Upload any available community or legislative support letters.

Uploaded Documents

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Requirements

e-RACP Application Submission Fee

The program requires a $500 e-Application fee to be paid at the time of submission. Payment must be made online by credit card through a secure, third-party vendor. Only MasterCard, Visa, and Discover are accepted.

Applicants/Applicant Tab

Funding award notifications will be addressed to the entity identified under the Applicant Tab. Applicants should ensure that any prospective grantee entity listed in the Applicant Tab will fully endorse the proposed project and act as the eligible grantee. If this support is not available at the time of submission, the e-Application should be submitted without a prospective grantee entity being listed. Please refer to the step-by-step instructions on the RACP website when completing the Applicant and Company Tabs of the e-RACP application.

Please review the following program reminders and click the acknowledgement:

To be RACP eligible, a project MUST have:

An eligible itemization line item.
Total project costs of at least $1 million which contains construction.
At least 50% of the RACP total project costs to be paid by a non-state funding source(s).
At least 50% of RACP eligible match expenses.

RACP Scope

If awarded, the RACP scope will be reviewed and possibly adjusted during the development of a grant agreement.
The RACP scope must include a construction component.
Combined Acquisition (Land/Property) and Equipment reimbursement cannot exceed 30% of the awarded amount and must meet itemization line item eligibility.
The RACP scope is not officially approved until RDA forms are executed by the Office of the Budget.

Grant compliance requirements include, but are not limited to:

Competitive bidding requirements (3 written solicitations).
Pennsylvania Prevailing Wage Act.
Steel Products Procurement Act.
Public Works Contractors' Bond Law (payment & performance bonds).
Insurance (worker's comp, general liability, & property).
By selecting yes, you are acknowledging the above. Then click continue.

Yes

Pennsylvania Department of Community and Economic Development

Enterprise eGrants System

Enterprise eGrants System #: 202509238271

This page must accompany all required supplemental information **Mail** to:

PLEASE NOTE:
RACP applicants do not need to print and mail hard copies of the e-Application.

I hereby certify that all information contained in the single application and supporting materials submitted to DCED via the Internet, Single Application # 202509238271 and its attachments are true and correct and accurately represent the status and economic condition of the Applicant, and I also certify that, if applying on behalf of the applicant, I have verified with an authorized representative of the Applicant that such information is true and correct and accurately represents the status and economic condition of the Applicant. I also understand that if I knowingly make a false statement or overvalue a security to obtain a grant and/or loan from the Commonwealth of Pennsylvania, I may be subject to criminal prosecution in accordance with 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities) and 31 U.S.C. §§ 3729 and 3802 (relating to false claims and statements).

Signature: Will Dando

The Pennsylvania Department of Community and Economic Development reserves the right to accept or reject any or all applications submitted on the Enterprise eGrants System for Assistance contingent upon available funding sources and respective applicant eligibility.