CERTIFICATION

I, the undersigned duly qualified Assistant Secretary of Port Authority of Allegheny County, certify that the attached is a true and correct copy of a resolution adopted at a legally convened meeting of the Board of Port Authority of Allegheny County D/B/A Pittsburgh Regional Transit held on April 30, 2026.

Diane Williamson

Assistant Secretary

July 15, 2026

(Seal)

SUMMARY OF RESOLUTION

Authorization to Enter into an Exclusive Negotiation Agreement for a Transit-Oriented Joint Development Project at Dormont Junction Station

Port Authority of Allegheny County d/b/a Pittsburgh Regional Transit (PRT) was organized and exists pursuant to the Second Class County Port Authority Act, as amended, to provide public transportation services in and around Allegheny County, Pennsylvania.

As part of its public transportation system, PRT owns and operates Dormont Station, which is a light rail station on the Red Line route of PRT's Light Rail System located in the Borough of Dormont (Borough), Allegheny County, Pennsylvania. In addition to Dormont Station, PRT owns and operates an adjacent 165-space park and ride lot.

PRT has received a federal grant to support the design and overhaul of Dormont Station, and in conjunction with these plans, has identified the park and ride lot as a potential site for a transit-oriented development project (TOD Project).

Borough owns property along West Liberty Avenue that is adjacent to PRT's park and ride lot and operated by Borough as a public parking lot, which Borough has identified to include as part of TOD Project.

To advance the TOD Project, and consistent with applicable provisions of PRT's Board-adopted Procedures for Competitive Negotiations for Joint Development (JD Procedures), PRT collaborated with Borough to jointly issue a Request for Qualifications (RFQ) on April 25, 2025, seeking qualified proposers interested in developing TOD Project. Four proposals were received in response to RFQ and evaluated by an Evaluation Committee (RFQ Committee) comprised of representatives from PRT, Borough and Allegheny County Economic Development (ACED).

Based upon an evaluation of RFQ responses by RFQ Committee, three real estate development firms – Pennrose, LLC (Pennrose); Piatt Companies (Piatt); and TREK Development Group, Inc. (TREK) – were short-listed and invited by PRT and Borough to submit development proposals in response to a Request for Development Proposals (RFDP) for TOD Project issued on November 12, 2025. Both Piatt and TREK ultimately declined to submit proposals due to other project commitments, but Pennrose submitted a proposal (Proposal) in response to RFDP by the January 9, 2026 due date for proposal submissions.

Proposal includes a conceptual plan for a multi-phased development consisting of three buildings stepping down from West Liberty Avenue to Dormont Station in addition to new greenspace, a new promenade, and pedestrian access to Dormont Station. Liberty Avenueal proposal, Building A, which would front onto West Liberty Avenue, was proposed as a six-story mixed-use building with 67 total residential units

reserved for low-income senior citizens 62+ and would be built first. Building A could also include commercial space on the ground floor fronting West Liberty Avenue. The other two proposed buildings, identified as B1 & B2, were proposed to each be six-story mid-rise buildings for general occupancy housing with a total of 113 units with residents earning 80 percent Average Median Income or below.

An Evaluation Committee (RFDP Committee) comprised of representatives from PRT, Borough and ACED evaluated Proposal based upon RFDP's published evaluation criteria which included technical and financial criteria. Following the preliminary evaluation of Proposal, RFDP Committee interviewed Pennrose to obtain additional information regarding Proposal.

RFDP Committee ultimately concluded that Pennrose's Proposal meets the minimum requirements of RFDP and TOD Project objectives, and Pennrose is therefore recommended to advance to negotiations to finalize an Exclusive Negotiation Agreement (ENA) consistent with JD Procedures.

Pursuant to Section 3.1 of JD Procedures, ENA with Pennrose will include a project concept consistent with Proposal; general planning and development goals, including Pennrose's responsibilities to advance Proposal and TOD Project; a non-refundable fee to be paid by Pennrose and negotiated by and among PRT, Borough and Pennrose for PRT and Borough staff time and resources that PRT and Borough anticipate expending to assist Pennrose in advancing Proposal and TOD Project; a design review and authorization process; and a predevelopment schedule. The term of ENA will be a minimum of six months and not exceed 24 months, absent further approval by both PRT Board and Borough Council.

During ENA term, it is anticipated that PRT, Borough and Pennrose will work towards negotiating and finalizing a further agreement or agreements to advance Proposal and TOD Project beyond the initial due diligence and design phases in accordance with JD Procedures. In addition to PRT Board approval, ENA is also subject to Borough Council approval.

The attached resolution would authorize PRT to enter into ENA for TOD Project with the Borough and Pennrose, or a special purpose development entity formed by Pennrose, for the purpose of advancing TOD Project, in a form consistent with the attached resolution and JD Procedures and as otherwise approved by PRT legal counsel.

4/30/26
S. Turman

RESOLUTION

WHEREAS, Port Authority of Allegheny County d/b/a Pittsburgh Regional Transit (PRT) was organized and exists pursuant to the Second Class County Port Authority Act, as amended, to provide public transportation services in and around Allegheny County, Pennsylvania. As part of its public transportation system, PRT owns and operates Dormont Station, which is a light rail station on the Red Line route of PRT's Light Rail System located in the Borough of Dormont (Borough), Allegheny County, Pennsylvania; and

WHEREAS, in addition to Dormont Station, PRT owns and operates an adjacent 165-space park and ride lot. PRT has received a federal grant to support the design and overhaul of Dormont Station, and in conjunction with these plans, has identified the park and ride lot as a potential site for a transit-oriented development project (TOD Project); and

WHEREAS, Borough owns property along West Liberty Avenue that is adjacent to PRT's park and ride lot and operated by Borough as a public parking lot, which Borough has identified to include as part of TOD Project; and

WHEREAS, to advance TOD Project, and consistent with applicable provisions of PRT's Board-adopted Procedures for Competitive Negotiations for Joint Development (JD Procedures), PRT collaborated with Borough to jointly issue a Request for Qualifications (RFQ) on April 25, 2025, seeking qualified proposers interested in developing TOD Project. Four proposals were received in response to RFQ and evaluated by an Evaluation Committee (RFQ Committee) comprised of representatives from PRT, Borough and Allegheny County Economic Development (ACED); and

WHEREAS, based upon an evaluation of RFQ responses by RFQ Committee, three real development firms – Pennrose, LLC (Pennrose); Piatt Companies (Piatt); and TREK Development Group, Inc. (TREK) – were short-listed and invited by PRT and Borough to submit development proposals in response to a Request for Development Proposals (RFDP) for TOD Project issued on November 12, 2025. Both Piatt and TREK ultimately declined to submit proposals due to other project commitments and Pennrose submitted a proposal (Proposal) in response to RFDP by the January 9, 2026 due date for proposal submissions; and

WHEREAS, Proposal includes a conceptual plan for a multi-phased development consisting of three buildings stepping down from West Liberty Avenue to Dormont Station, with new greenspace, a new promenade and pedestrian access to Dormont Station. In Proposal, Building A, which would front onto West Liberty

Avenue, was proposed as a six-story mixed-use building with 67 total residential units reserved for low-income senior citizens 62+, would be built first and could also include commercial space on the ground floor fronting West Liberty Avenue. The other two proposed buildings, Buildings B1 & B2, were proposed to each be six-story mid-rise buildings for general occupancy housing with a total of 113 units with residents earning 80 percent Average Median Income or below; and

WHEREAS, an Evaluation Committee (RFDP Committee) comprised of representatives from PRT, Borough and ACED evaluated Proposal based upon RFDP's published evaluation criteria which included technical and financial criteria. Following the preliminary evaluation of Proposal, RFDP Committee interviewed Pennrose to obtain additional information regarding Proposal and ultimately concluded that Proposal meets the minimum requirements of RFDP and TOD Project objectives. It is therefore recommended to advance Pennrose to negotiations to finalize an Exclusive Negotiation Agreement (ENA) consistent with JD Procedures; and

WHEREAS, pursuant to Section 3.1 of JD Procedures, ENA with Pennrose will include a project concept consistent with Proposal; general planning and development goals, including Pennrose's responsibilities to advance Proposal and TOD Project; a non-refundable fee to be paid by Pennrose and negotiated by and among PRT, Borough and Pennrose for PRT and Borough staff time and resources that PRT and Borough anticipate expending to assist Pennrose in advancing Proposal and TOD Project; a design review and authorization process; and a predevelopment schedule. The term of ENA will be for a minimum of six months and not exceed 24 months, absent further approval by both PRT Board and Borough Council. During ENA term, PRT, Borough and Pennrose will work towards negotiating and finalizing a further agreement or agreements to advance Proposal and TOD Project beyond the initial due diligence and design phases in accordance with JD Procedures. In addition to PRT Board approval, ENA is also subject to Borough Council approval.

NOW, THEREFORE, BE IT RESOLVED, PRT's chief executive officer, chief development officer, chief financial officer, controller and/or chief legal officer be, and hereby are, authorized to enter into ENA with Borough and Pennrose, or a special purpose development entity formed by Pennrose for the purpose of advancing TOD Project, in a form consistent with this Resolution, JD Procedures, and as otherwise approved by PRT legal counsel, and to also take any and all other such actions as may be necessary and proper to carry out the purpose and intent of this Resolution.