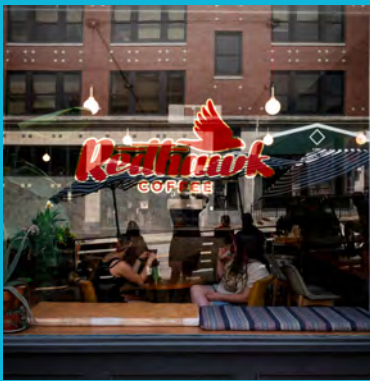




**20  
24**



**ANNUAL  
REPORT**



**7,700,000**

visits to the district



**OAKLAND  
BUSINESS  
IMPROVEMENT  
DISTRICT**

# Our Vision

To set the standard for growth and innovation.

# Our Mission

To ensure Oakland's place as Pennsylvania's global center.

# Our Values

Reframe the experience of commercial, retail, office and residential environments, while dismantling oppression, embracing diversity, promoting diverse business and creating spaces for social, racial and economic justice.

# 25 years of OBID

As we reflect on a quarter-century of service to the Oakland community, we present the Oakland Business Improvement District's (OBID) 2024 Annual Report. Over the past 25 years, OBID has been a cornerstone in the Oakland community, forging lasting partnerships, fostering economic growth, and enhancing the public realm. This milestone is a testament to our unwavering commitment to our members, businesses, and stakeholders. As we move forward, we aim to build upon this legacy, strengthening our foundation to meet the evolving needs of our community and ensuring Oakland continues to thrive as a hub of innovation and economic vitality.

In this next chapter, we are returning to the fundamentals to expand upon the strong groundwork laid over the past two and a half decades. Guided by our Strategic Plan, we envision Oakland's public realm transforming into a vibrant, interconnected hub that celebrates its unique character and provides exceptional experiences for all who work, live and play in Oakland. As a dynamic innovation center where research converges with industry, Oakland is poised to nurture entrepreneurs from conception to growth while ensuring neighborhood businesses benefit and thrive. The ambitious vision for Oakland's future requires collaboration across institutions, businesses, and community leaders to achieve a shared goal of transformative progress. With over \$1 billion in development underway in

Oakland, OBID is committed to fostering an environment that attracts investment, supports growth, and solidifies Oakland's identity as a premier innovation hub.

Our achievements over the past 25 years would not have been possible without the dedication of our members, the support of government officials, passion from our Board of Directors, and the collaboration of our residents, community partners and funders. Together, we have created a vibrant, resilient, and thriving Oakland. As we look ahead, we are excited to build on this momentum to secure Oakland's place as a cornerstone of economic and cultural vitality in our region and beyond.

Thank you for your partnership, trust, and shared vision. Let's continue to work together to make the next 25 years even more remarkable for Oakland.

With gratitude and appreciation,

**John Krolicki**

Chair, Board of Directors

**Shawn Fertitta**

Interim Executive Director

# Gratitude

We extend our heartfelt gratitude to Georgia Petropoulos for her 20 years of dedicated service to OBID and the Oakland community. Her visionary leadership, tireless advocacy, and unwavering commitment have played a pivotal role in shaping Oakland into the thriving, dynamic district it is today. Under her guidance, OBID has strengthened its impact, fostering economic growth, enhancing public spaces, and championing initiatives that have transformed the district. Georgia's passion for Oakland and its people has left a lasting legacy, and we thank her for her years of service, leadership, and dedication. We wish her all the best in her next chapter and know that her influence will be felt in Oakland for years to come.

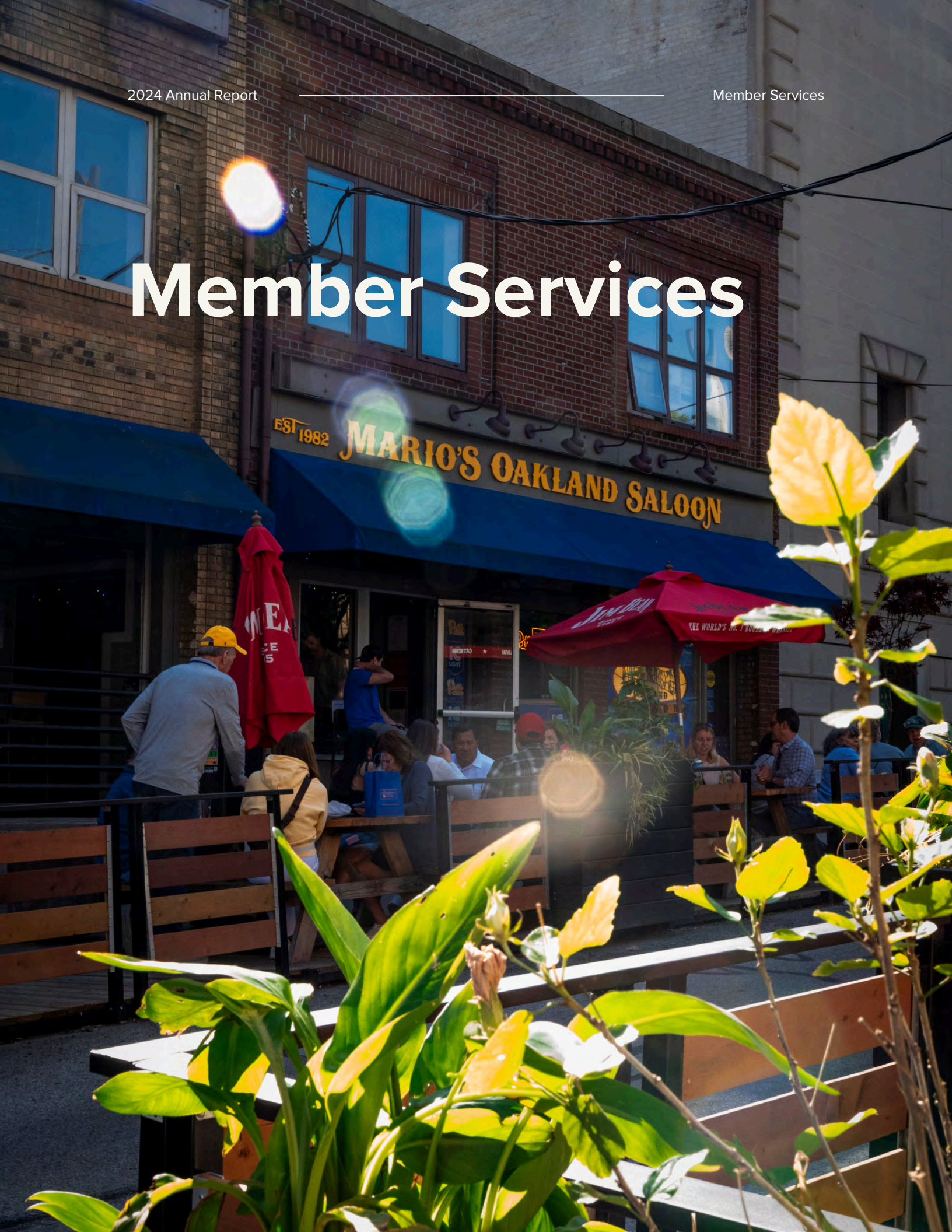
We extend our deepest gratitude to the 2024 Board of Directors for their dedication, leadership, and unwavering commitment to Oakland's continued growth and success. Their vision and hard work have been instrumental in shaping our district, strengthening our community, and creating new opportunities for businesses and stakeholders alike.

As we look ahead, we are excited to welcome new leadership, with Shawn Fertitta as Interim Executive Director, Kelly McBroom as Director of Operations, and Maurry Medelovich as OBID's new Board Chairperson. Their collective expertise, passion, and commitment to Oakland will guide us into an exciting new chapter of innovation and progress. We look forward to working together to build on our successes and drive Oakland forward in 2025 and beyond.





# Member Services





# Clean & Safe

Maintaining a clean and safe district is essential to creating an environment where everyone feels welcome, which is the foundation of a vibrant economic district. A well-maintained public realm instills pride in the community, attracts visitors, and fosters a sense of security that encourages people to explore local businesses. Clean streets, vibrant landscaping, and proactive safety measures enhance the district's appeal and contribute to increased foot traffic and economic activity. By prioritizing these efforts, OBID ensures that Oakland remains an inviting destination for residents, students, workers, and visitors, driving growth and strengthening the district's reputation as a thriving hub of opportunity.

With our partners at Block by Block, we have:

- Removed **+90k pounds of trash**
- Removed **+1,550 pieces of graffiti**
- Completed **+300 hours of power washing**
- Provided **+1,400 instances of hospitality assistance**
- Watered and weeded

Our current Ambassador team is:

- Will Thomas, Operations Manager
- Carlos Velazquez
- Javaughn Moultrie
- Anthony Harris



# Beautification

OBID is dedicated to creating a beautiful and vibrant district that attracts people and fosters a sense of community. By maintaining street planters, hanging baskets, and outdoor dining platforms, OBID enhances the visual appeal of Oakland, transforming it into an inviting and dynamic space. These beautification efforts not only create a welcoming atmosphere but also encourage increased foot traffic within the district, benefiting local businesses and

enriching the overall experience for residents, students, and visitors. OBID ensures that the district remains a lively, engaging destination where people can connect, dine, and enjoy the unique character of Oakland.

- 4-season rotation in street planters
- 3-season plants in district hanging baskets
- Revived Argyle Studio sidewalk



# Marketing & Promotion



## 4,946

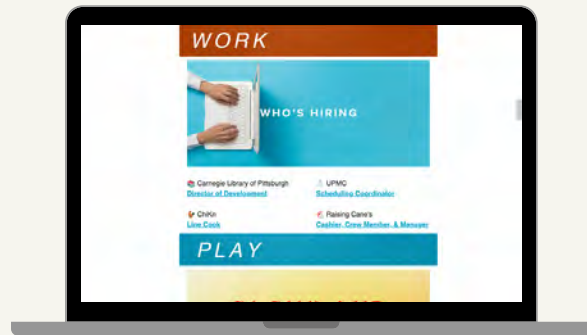
collective social media followers

## 4,257

newsletter subscribers

## 36.1%

average digital newsletter open rate  
*(national average is 21.33%)*



OBID prioritizes member services and stakeholder engagement by fostering strong relationships and ensuring transparent communication. Through strategic marketing and promotion efforts, OBID amplifies the visibility of its members and the district's offerings. Monthly digital newsletters and special announcements keep stakeholders informed with service updates, job openings, business specials, and real estate vacancies, while also highlighting development projects as part of OBID's commitment as a Registered

Community Organization. In addition to the digital newsletters OBID utilizes social media platforms to showcase the diverse offerings of each business and establishment within the district. Throughout the last year the OBID social media platforms have seen significant growth increasing followers by +115%. By staying attuned to the unique needs of its members, OBID ensures that its programs, events, and services are tailored to support business growth, enhance community vitality, and foster economic success.





3

new businesses

# Advocacy

OBID serves as a strong advocate for businesses and the community, ensuring their voices are heard and their needs are met. OBID helps reduce barriers to growth and fosters a business-friendly environment. The organization represents BID members at community meetings, advocating for their interests and ensuring the district's priorities are addressed in broader discussions. At every level - local, regional, and beyond - OBID works to position the district as a premier destination for visitors so that our businesses, institutions, and residents thrive. This advocacy not only strengthens Oakland's reputation as an economic driver but also supports an inclusive community where businesses and the public realm can flourish together.



“The Oakland Business Improvement District has been an incredible partner in helping our business thrive. Their commitment to enhancing the community, supporting local businesses, and creating vibrant, welcoming spaces has made a significant impact on our success. We’re grateful for their continued support and collaboration.”

**Len Caric, *Smashed Waffles***



# Programs







**253,000**  
Outdoor Dining Visits

# Outdoor dining

OBID's installation of the outdoor dining platforms has significantly enhanced the dining experience in the Central Oakland Business District, providing more than 250 additional seating options across over 60 local restaurants and eateries. These 400 linear feet of communal seating allows diners from various establishments to enjoy outdoor meals together, fostering a sense of community.

The addition of these outdoor dining spaces has attracted thousands of additional customers to the district, resulting in increased foot traffic and boosting sales for local businesses. This expansion has enabled restaurants to hire more staff, further supporting the district's economic vitality and reinforcing Oakland's status as a vibrant and thriving destination.



# Argyle Studio

OBID's partnership with ULEAD to create Argyle Studio, a women, veteran, and black-owned business, was born from a shared commitment to eliminating barriers for entrepreneurs from underrepresented communities, particularly Black and Latinx entrepreneurs. This innovative space provides a supportive environment where emerging business owners can learn, grow, and develop their ventures with access to resources, mentorship, and networking opportunities. By nurturing these entrepreneurs, Argyle Studio plays a crucial role in fostering economic growth within Oakland, helping to diversify the business landscape and bring new energy and opportunities to the community. This initiative not only empowers individuals but also contributes to a more inclusive and vibrant local economy.



**Average cart size: 2.5 items | Average spend per customer: \$42.00**  
**Customer visits per month: 150**



“OBID’s partnership has been instrumental in creating a thriving environment for small businesses and creative spaces like Argyle Studio. Their commitment to championing diverse entrepreneurship and investing in the sustainability of local initiatives has enriched the community and laid a strong foundation for long-term success and innovation.”

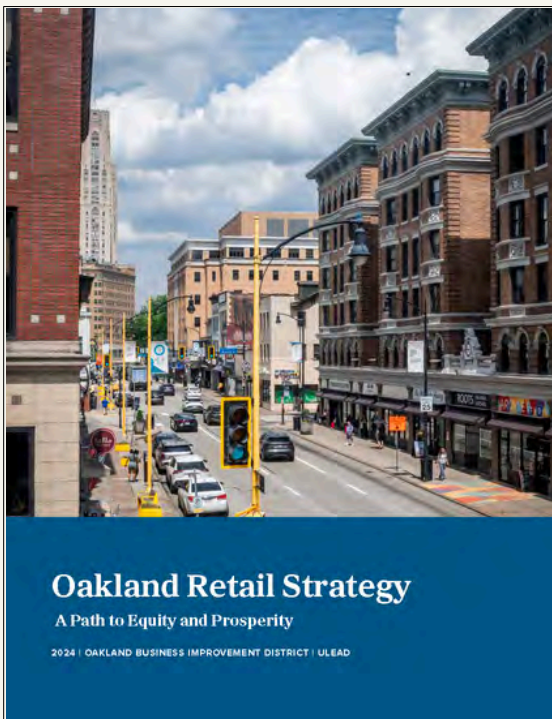
**Brigette Bethea, owner of Argyle Studio**



# Retail Strategy

In partnership with ULEAD, OBID developed a comprehensive Retail Strategy to better understand and address the challenges faced by entrepreneurs seeking to grow their businesses in Oakland. The study analyzed current conditions and identified barriers such as access to capital, space, and mentorship, which can hinder the success of local

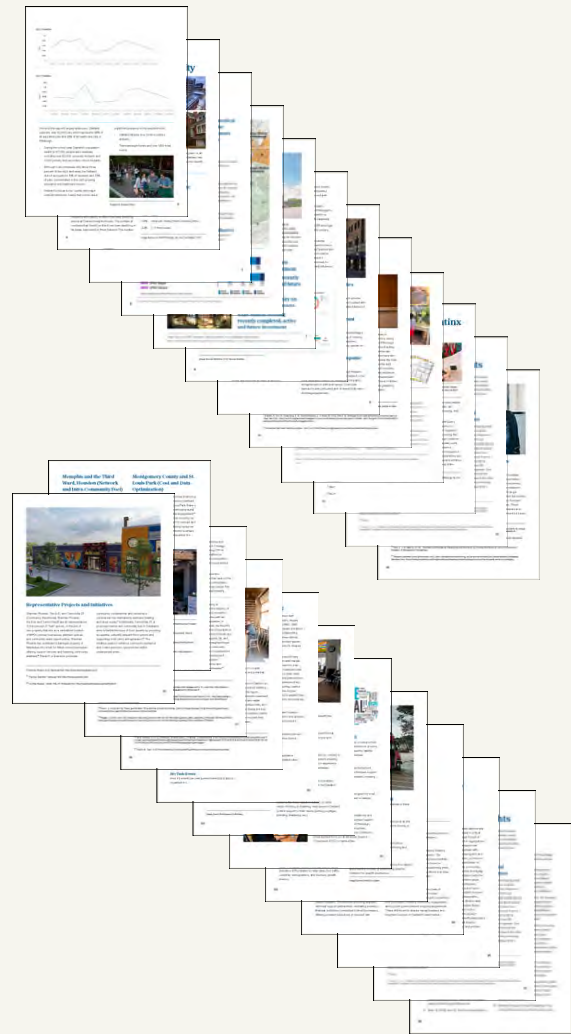
businesses. Based on these findings, the Retail Strategy outlines actionable steps for OBID to support business owners through strategies to attract and retain diverse entrepreneurs. This plan ensures that OBID can provide the necessary tools and guidance to help businesses thrive, creating a more robust and resilient retail environment in Oakland.



**Table of Contents**

- 1
- 4
- 7
- 10
- 12
- 15
- 18
- 20
- 22
- 24
- 26
- 28

Oakland has a rich reputation for local-made, artisanal products and services. The city's diverse population, including its growing and vibrant immigrant and ethnic communities, offers a unique opportunity to attract and retain diverse entrepreneurs. This strategy outlines actionable steps for OBID to support business owners through strategies to attract and retain diverse entrepreneurs.







**5,900**

participants in events

# Events

Events play a vital role in attracting visitors to Oakland, driving economic activity and supporting local businesses. When people come for these events, they not only enjoy the activities but also contribute to the community by staying in local hotels, dining at restaurants, shopping in retail stores, and exploring cultural institutions. OBID produces and sponsors many events such as live music performances, Oakland's Mindful Mile, and the annual winter festival, Glowland. These events bring thousands of visitors to the district, enhancing Oakland's vibrancy while helping to sustain and grow the local economy.





# Mindful Mile

Oakland's Mindful Mile is a one-mile route through the business district designed to encourage both exercise and mindfulness. Participants can walk, jog, or slow down to follow mindful prompts placed along the way, inviting them to pause, reflect, and engage with their surroundings. These prompts promote a

sense of calm, offering a peaceful escape from the fast-paced, high-stress world. The Mindful Mile also allows participants to experience Oakland in a unique and meaningful way, fostering a deeper connection to the district's vibrant atmosphere while enhancing well-being.

### OAKLAND'S MINDFUL MILE

The Mindful Mile Project recognizes the undeniable connection between nature and holistic health. In response to the demanding pace of modern urban life, we have crafted a rejuvenating one-mile loop through the bustling streets of Oakland, providing residents, workers and visitors alike with a much-needed respite. This unique project is designed by a Certified Forest Therapy Guide, ensuring a thoughtful and immersive experience that fosters a mindful connection with the surrounding natural environment and business corridor.

Embarking on the Mindful Mile involves more than just a walk—it's a journey of self-discovery and well-being. As you traverse the carefully curated route through the business district, you will encounter mindful prompts strategically placed along the way and throughout the commercial district, encouraging moments of reflection, relaxation, and awareness. By incorporating mindfulness into this urban setting, we aim to alleviate stress, improve focus, and promote a sense of balance in the lives of those who engage in the Mindful Mile.

This is a URA grant funded initiative.

- 1 Forbes Plaza
- 2 Fifth Avenue Brownstones
- 3 Black bench on Forbes Avenue
- 4 Lot adjacent to Next Tier Bank
- 5 Yellow bench on Forbes Avenue
- 6 Outdoor Dining on Oakland Avenue
- 7 Return to Forbes Plaza

Forbes Avenue  
the light at the crosswalk near the  
street  
and walk back on Forbes Avenue

es Plaza  
ice how different surfaces feel under  
feel inclined, take a moment to send  
Earth with each step.  
ing you are grateful for and notice  
su feel.  
a luxury. Give yourself some  
ing on this journey.

ugh.com

you are using this time to relax,  
reconnect with yourself, or get  
in some quick exercise, set your  
intention.

MARKET STREET NEAR SULLIVAN'S PLAZA, THEN MAKE  
another left on Forbes Avenue.

**3**  
Black bench on Forbes Avenue  
3435 Forbes Avenue  
Sit on the black bench near Arby's and notice any  
movement. This can be movement on the street from  
passing cars, people walking by, or even movement  
you observe within yourself.

**6**  
Outdoor Dining on Oakland Avenue  
Grab a drink and a small bite to eat. Sit at one of the  
tables and notice what your food/beverage feels  
like, how it smells, tastes, and makes you feel as you  
eat/drink it!

Continue along Oakland Avenue  
Turn left on Sennott Street  
Turn left on S. Bouquet Street

# Love PGH Music

OBID partnered with the City of Pittsburgh for I Love PGH Music to raise awareness and appreciation for the city's vibrant and diverse local music scene. The program helps develop new audiences across Pittsburgh, providing a platform to showcase local talent while connecting and providing resources for musicians, venues, and music lovers. By highlighting the rich cultural contributions of the city's music community, I Love PGH Music fosters a deeper connection to Pittsburgh's creative spirit and supports the continued growth of its music industry.







**370,000**  
GLOWLAND visitors

# GLOWLAND

OBID proudly produced the third annual GLOWLAND festival, where art meets light in a dazzling celebration that brought fun interactions during the darker days of the year. This year, GLOWLAND, which saw 370,000 visitors from November 22-December 14th, was moved into the business district to drive foot traffic into local businesses, showcasing seven art installations from both local and international artists. To further engage the community, OBID invited businesses to decorate their storefronts, encouraging a sense of excitement and competition - 17 businesses participated, with patrons voting for their favorite display, and Roots Natural Kitchen

claimed the 2024 winner's title. Glow Ball, a sold-out celebration to kick off the festival, set the tone for the vibrant event. Highlights included the breathtaking Celestial Choreography drone show, which incorporated an art contest from local youth, displaying the original creations of two young artists between the ages of 5-17, showcasing the seamless integration of art, light, and technology, as well as the interactive LED Swings and Illuminate Your Imagination family winter play day sparking creativity and fun for all ages. These events transformed Oakland into a lively, engaging hub, energizing the district and reinforcing its place as a must-visit destination.







“The Drone Show was unlike anything I had seen before. It was a beautiful display of light, artistry, and sound. I loved seeing how they [GLOWLAND] incorporated designs from local artists in different age ranges. I think drone shows could be a wonderful alternative to firework shows especially for those sensitive to the sounds of fireworks. What a breathtaking way to light up the Oakland sky!”

**Lisa** of *itsgoodafooda*, *Influencer*



“Millie's partnership with GLOWLAND, proudly sponsored by OBID, was an incredible highlight for our small business this year. It really shone a spotlight on Oakland as the vibrant, thriving hub it is.”

**Lauren Townsend** co-owner Millie's Homemade Ice Cream

WOWOWOW! Glow Ball was one of the best events in the city!”

**Autumn Rae**, *Influencer*



**OBID Staff**

**Board of Directors**

**Funders & Sponsors**

**Business Members**

**Property Members**

**Revenue & Expenses**



# Staff



## **Shawn Fertitta, Interim Executive Director**

Shawn Fertitta, with over 35 years of experience in placemaking, has been a vital part of the Oakland community for more than a decade, previously serving as the Oakland Business Improvements District's Director of Public Realm Experience and as the Director of Visitor Experience for the Pittsburgh Parks Conservancy. His work spans diverse locations such as Williamsburg, Nashville, New York City, Portugal, and Japan. Shawn's expertise in visitor experience, operational planning, and community engagement will be invaluable in his role as OBID's Interim Executive Director. He is honored to lead efforts in creating a welcoming and dynamic environment for all who live, work, and visit.



## **Kelly McBroom, Director of Operations**

Kelly McBroom has served as the Oakland Business Improvement District Board President and brings over 30 years of experience as an Assistant Vice President for Dollar Bank. With her deep operational expertise and a strong passion for community engagement, Kelly is a valuable addition to the OBID team as the new Director of Operations. Her unwavering commitment to Oakland is evident, and she is thrilled to join OBID full-time to support and serve the people and businesses that make this community so special.



## **Will Thomas, Operations Manager, Block by Block**

Block By Block, a nationally recognized contractor, provides cleaning and maintenance services for the District. Our crew works seven days per week to ensure that the commercial corridor remains free of litter and debris. We collect more than 24,000 pounds of trash annually! Of course, litter removal is just the first step in creating an attractive streetscape. Our crew also removes weeds, graffiti, illegal flyers, stickers and staples from our infrastructure.

### **Consultants**

**Jill Waugh, Grater Consulting**

**Nina Zappa, ZP Collective**

**Rachel Priselac, ZP Collective**

**Jennifer Zaltman, Jennifer Zaltman Marketing & Events**

# Board of Directors

## Officers and Executive Committee

### John P. Krolicki

UPMC

### Adrienne Walnoha

Social Artistry Consulting

### Maurry Mendelovich

Chik'n, Stack'd and Viva Los Tacos Restaurants

### Janine Johnson

Eat'n Park Hospitality Group

### Jennifer March

Shadyside Hospital Foundation

### James N. Schmitt

UPMC

### Matthew Sterne

University of Pittsburgh

### John M. Wilds

Oakland Rotary of Pittsburgh

### Ting Yen

Atarashi and Fuku Tea Restaurants

## Board of Directors

### LeeAnn Anna

Carnegie Library of Pittsburgh - Main

### Jasbir Bhangal

Prince of India Restaurant/ Property Owner

### Jill Curry

Hilton Garden Inn Pittsburgh University Place

### Robert E. Kelly Jr.

John C. R. Kelly Realty, Inc.

### Bob Charland

Pittsburgh City Councilman, District 3

### Dorry Lang

Office of Pennsylvania State Senator Jay Costa

### Sean Luther

Pittsburgh Innovation District

### Andrew Molnar

Oakland Portal Partners

### Todd Reidbord

Walnut Capital

### Travis Roberts

University Partners

### Eli Shorak

Carlow University

### Paul A. Supowitz

University of Pittsburgh

### Kevin Washo

University of Pittsburgh

### Phyllis Wechsler

222 Meyran Avenue

### Rand Werrin

3510 Fifth Avenue



# Funders & Sponsors

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## **BNY**

**Carlow University**

**Carnegie Library of Pittsburgh - Main**

**Carnegie Mellon University**

**Dollar Bank**

**Duquesne Light**

**First National Bank**

**Frischman & Rizza, PC**

**InnovatePGH Partnership**

**Neighborhood Allies**

**NexTier Bank**

**PA Department of Community & Economic  
Development**

**Pepsi**

**Pittsburgh University Oakland**

**PNC Bank**

**The Bridge on Forbes**

**University Partners**

**UPMC Magee**

**UPMC Oakland**

**UPMC Presbyterian**

**Urban Redevelopment Authority of Pittsburgh**

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## **Thank you to our elected officials:**

**Pennsylvania State Senator, Jay Costa**

**Pennsylvania State Representative, Dan Frankel**

**Pennsylvania Governor, Tom Wolf**

**Allegheny County Executive, Sara Innamorato**

**City of Pittsburgh, Mayor Ed Gainey**

**District 3 Councilperson, Bob Charland**

**District 5 Councilperson, Barb Warwick**

**District 6 and Council President, R. Daniel Lavelle**

**District 8 Councilperson, Erika Strassburger**

# 2024 BID

## Business Members

3504 Fifth Ave LLC  
3609 Forbes Oakland Partners  
3803 Forbes Ave. LLC  
Amazon@Pitt  
Arby's  
Argyle Studio  
Associated Dental Associates  
Autel Robotics  
芋见 BAO  
Chabad at the University of Pittsburgh  
Chase Bank  
Chick-n Grille  
Chick'n Bubbly  
CHiKN  
Chipotle  
Citizens Bank, Oakland Branch  
Cricket Wireless  
CVS  
Dave & Andy's Ice Cream  
Dialysis Clinic, Inc.  
Divvy Coffee & Buns  
Doctor Barry McKnight, D.D.S.  
Doctor Pipko, D.D.S.  
Dollar Bank  
Dr. Gottlieb, D.M.D.  
Dunkin' Donuts  
El Jefe's Taqueria  
Empire Tattoo  
Enrico's Hair Cutting  
Eyetique  
Fed Ex Office  
Fine Wine & Good Spirits  
First National Bank, Oakland Branch  
Five Guys Oakland  
Forbes Gyro  
Forbes Pharmacy  
Forbes Tobacco  
Fuku Tea  
Garden Grille & Bar - Hilton Pittsburgh  
Gidas Flowers  
Golden Palace Buffet  
Gruendel & Young Dentistry  
Hampton Inn Pittsburgh University/Medical Center  
Hello Bistro  
Hemingway's Café  
Herbert Meyers  
Here Pittsburgh Leasing Office  
Hieber's Pharmacy  
Hilton Garden Inn Univeristy Place  
Hocus Pocus  
Hurley Associates  
Insomnia Cookies  
Jimmy John's  
JJ Poke Bowl  
John C. Chaklos, Jr., DMD  
Jolina's 2  
Kerpec Management  
KeyBank Oakland Branch  
K-Town Snack Bar  
Kukunas Prosthodontics  
Latino Spot  
Layne's Chicken Fingers  
Layne's Chicken Fingers  
LifeX  
Love Ramen  
Love Tea  
Maggie & Stella's Cards & Gifts  
Mala Hotpot  
Mario's Oakland Saloon  
McDonald's  
Medical Center Opticians



**Melt'd**  
**Millie's Homemade Ice Cream**  
**Moe's Southwest Grill**  
**Mount Everest Sushi**  
**NexTier Bank**  
**Noodle House**  
**Noodles & Co.**  
**Oakland Business Improvement District**  
**Oakland Infusion Center**  
**Oakland Real Estate Co.**  
**Oakland Smoke and Vape**  
**Oakland Transportation Management Association**  
**Oishii Bento**  
**Pamela's Diner**  
**Panera Bread**  
**Piada Italian Street Food**  
**Pittsburgh Innovation District**  
**Pittsburgh Popcorn Company**  
**Pizza Romano**  
**Primanti Bros**  
**Prince of India**  
**Puccini Hair Design**  
**Raising Cane's Chicken Fingers**  
**Redhawk Coffee**  
**Residence Inn by Marriott Pittsburgh Oakland/University Place**  
**Richard Paul McClain, DMD**  
**Rita's Italian Ice**  
**Rite Aid Atwood Street**  
**Rite Aid Forbes Avenue**  
**Roots Kitchen**  
**rue21**  
**Sciulli's Pizza**  
**Sennott Parking Lot**  
**SkyVue Leasing Office**  
**Smashed Waffles**  
**Smile Studio**  
**Smokey Bros**  
**Stack'd Oakland**  
**Starbucks**  
**Subway**  
**Suntan Seekers**  
**SuperCuts**  
**Sushi Atarashi**  
**Szechuan Express**  
**The Bridge on Forbes Apartments**

**The Exchange**  
**The MilkShake Factory**  
**The Natural Choice Barbershop & Salon**  
**Treats and Beans**  
**Tsaocaa**  
**Underground Printing**  
**University Store on Fifth**  
**UPMC Eye Center**  
**UPS Store**  
**Viva Los Tacos**

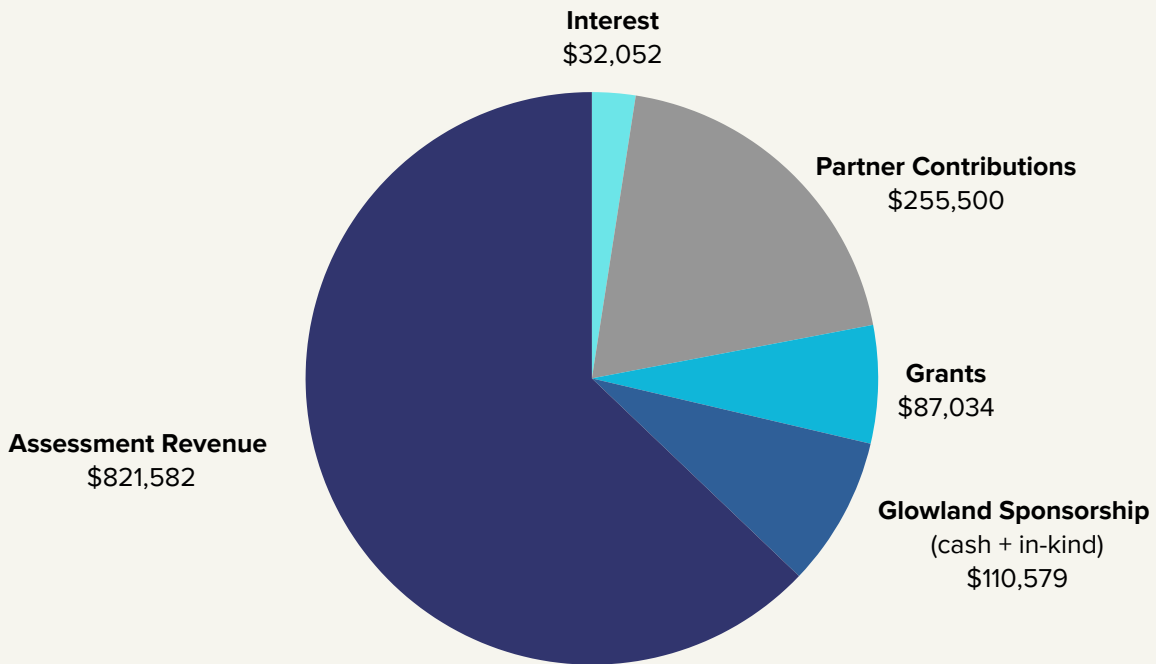
# 2024 BID

# Property Members

3441 F Street, LLC  
3500 Fifth Avenue Associates  
3504 Fifth Ave., LLC  
3803 Forbes Ave., LLC  
417-419 Ohio Street, LLC  
Alsaidi Esam Mohamed  
American Legion - Post 663  
Anil & Manju Mishra  
Antonio & Oriente and Gabrielle Scullia  
Antoon & Sarah Ibrahim  
ARC CBPBGPA07, LLC  
Chandiramani Properties, Inc.  
Charles Jay Miller  
Comhdan Realty, LP  
Dialysis Clinic, Inc.  
FAPD, LLC  
Forbes Avenue Land Trust  
George Leventis  
Jasbir & Gurbaksh Bhangal  
JC Investment Properties, LLC  
John W. Gruendel, Jr.  
Lawrence and Phyllis Wechsler  
Loren Rosenbach (Trustee)  
Lorraine Gormley  
M & D Partners LP  
M&J Chizmar Holdings, LLC  
Maple Tree US Management, LLC  
Martin Media  
Mary B. Dantonio  
McDonald's USA, LLC  
Meyran's 3, Inc  
Michael Mitchell Insurance Trust  
Mikhail Khalil & Michael Khalil  
MRL Associates, LLC  
Murland Assoc., Ltd. Partnership  
MWK Forbes, LLC  
MZ Properties, LP  
National Builders Association  
NexTier Bank  
Oakland Portal Partners  
Oakland Real Estate Co.  
Other Side Associates  
Pete and GeorgeAnn Leventis  
Peter J. Gidas  
Peter S. Gidas  
PGH NMR Institute  
Rand S. Werrin  
Richard Wagner  
RLJ III-HGN Pittsburgh, LP  
Robert E. Kelly, Jr.  
Robert H. Gustine  
Robert V. Erickson Trust  
Sam P. Gidas  
Stamkou, LLC  
Stephen & Marcia Schachner  
Steve Klein  
Steven Neustein  
Susan Livingston  
Thomas J. Blaze  
University of Pittsburgh  
University Partners  
UPMC Corporate Real Estate  
Walnut Halket Townhomes LP



# 2024 Revenue



# 2024 Expenses

