



**FAITH COMMUNITY
PARTNERS**

August 31, 2019

Michael Nestico
Manager – Borough of Tarentum
318 E 2nd Ave
Tarentum, PA 15084

Dear Michael,

On behalf of FCP Services Inc., a Tarentum-based 501c3 nonprofit, I am pleased to inform you we have recently submitted a grant proposal to the PA Department of Community and Economic Development in its Keystone Communities Program for assistance in renovating a building in the CBD of Tarentum.

The building is located at 305 E. Fifth Ave. and has been vacant for nearly 10 years. We are committed to the complete renovation of this building and see it as an anchor project and catalyst for additional development in the CBD area. One of our top priorities is to address the issue of blight in the CBD by renovating and re-purposing vacant buildings.

When completed, this building will serve as a community gathering place and will house four social enterprise ventures. They include a community Laundromat, WiFi cafe, high tech meeting space, and shared office space for incubating small businesses. Our plan is to be financially self-sustaining within 24 months of the opening of the facility.

Our total investment to create this community asset will exceed \$1.2 million. The DCED grant application is for \$115,043 which FCP will match dollar for dollar to cover the total construction cost of \$230,086 for excavating the basement and stabilizing the foundation.

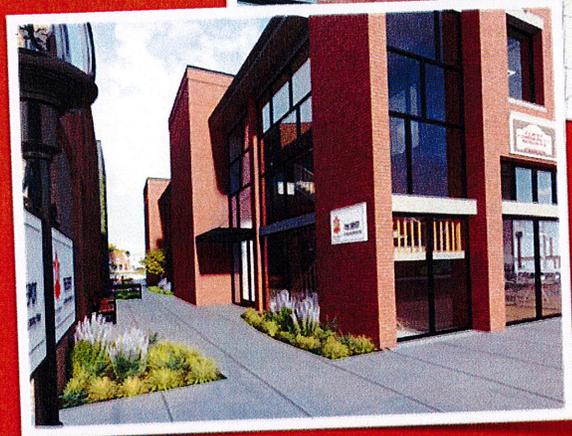
We will keep you informed of our progress and look forward to any support you might be able to provide to our overall effort to revitalize Tarentum.

Sincerely,

David Rankin
Executive Director
FCP Services Inc.

The Depot

A Community Gathering Place



305 East Fifth Avenue Tarentum, Pennsylvania 15084



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COMMUNITY REVITALIZATION

FCP Services Inc. (FCP) is a nonprofit community development initiative committed to the revitalization of Tarentum, Pennsylvania. It was started by Central Presbyterian Church in 2013. One of FCP's top priorities is to act as a catalyst to improve the quality of life for Tarentum citizens through the revitalization and re-purposing of key properties in Tarentum's central business district (CBD). Decades of chronic disinvestment in the CBD of Tarentum have turned a once vibrant commercial center into an underutilized community asset with blighted buildings, vacant lots, and little redevelopment activity. FCP recognizes the direct impact of municipal blight on Tarentum's continued decline and inability to attract much needed financial investment.

Tarentum, like dozens of river towns in southwestern Pennsylvania, was once a thriving community that has devolved into a struggling community due to the exit of industry, commerce, jobs, and a solid tax base. A deteriorating infrastructure, loss of a vibrant commercial center and an increasing number of vacant and abandoned buildings and lots (both commercial and residential) results in municipal blight that discourages investment in new initiatives and continues the cycle of decline.

ONE BUILDING AT A TIME

FCP is creating a collaborative partnership of organizations and individuals who are committed to a strategic plan that revitalizes Tarentum one building at a time and acts as a catalyst for broader scale redevelopment. FCP will lead by example and re-purpose blighted buildings, starting in the CBD, in innovative ways that meet the needs and desires of the cross section of people. We will attract social impact investment funds that enable initiatives to be sustained over time while creating measurable improvement in the quality of life in this community.

ANCHOR PROJECT

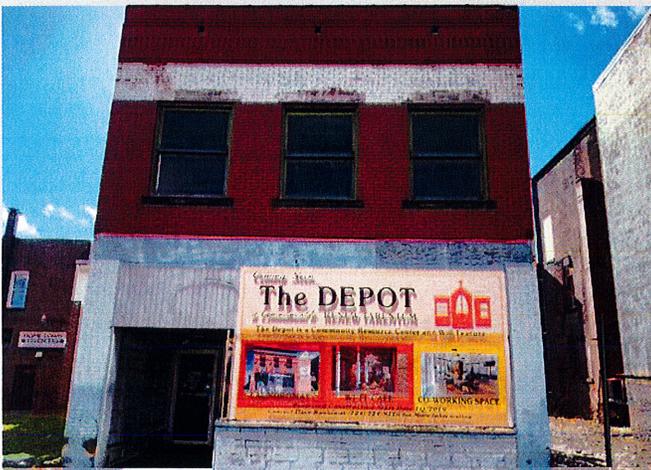
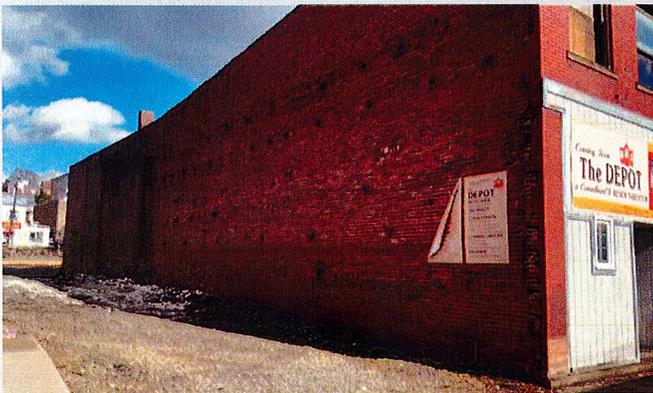
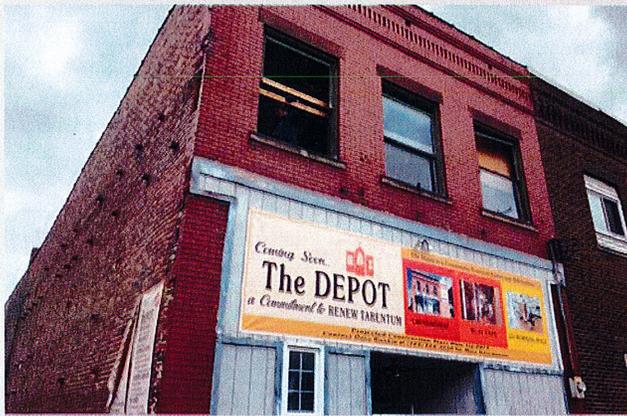
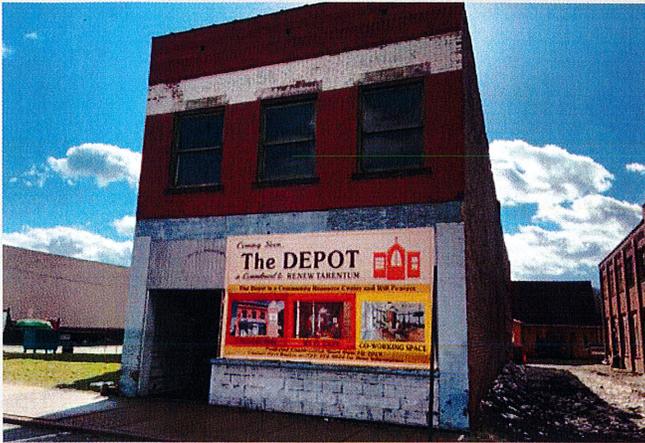
After three years of community-based planning, organizing, and initial fundraising, FCP has launched the first phase of its revitalization efforts. We have assumed an **anchor project** strategy as a way to serve as a catalyst for redevelopment. FCP intends to use the 305 East Fifth Avenue project as our flagship effort to provide not only a financially self-sustaining facility but also a creatively designed renovation that will stand out as an example of innovatively planned and executed redevelopment. We also recognize that investing \$1.2 million in this project will demonstrate a tangible financial commitment to the revitalization of Tarentum.

THE DEPOT - A COMMUNITY GATHERING PLACE

Our anchor project, The Depot, is an 10,500 square foot building that has been vacant for nearly 10 years at 305 East Fifth Avenue in Tarentum. We plan to turn it into a financially self-sustaining community gathering place housing four major revenue generating ventures - (1) a community Laundromat and ready-to-wear clothing outlet (2) a Wi-Fi café; (3) a high-tech meeting conference room facility; and (4) shared office space with integrated services and amenities for monthly or tenured consumers.

Exterior Design

Before



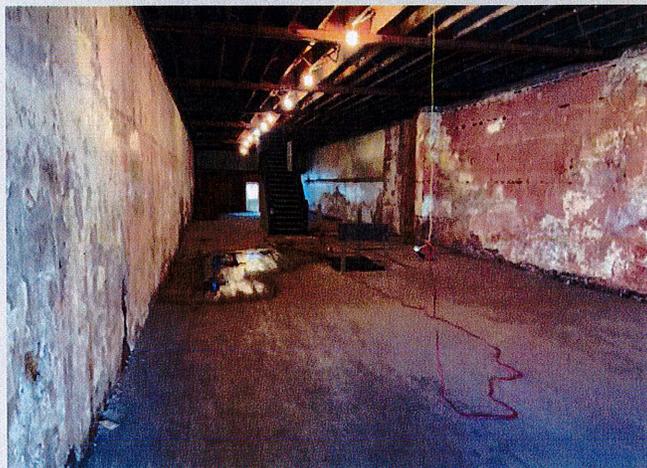
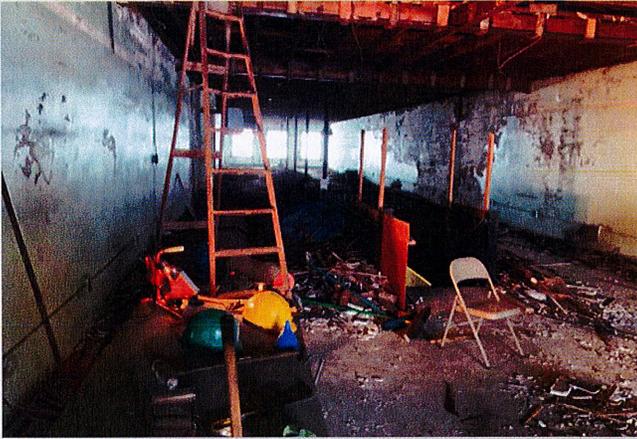
After
(Architect's Renderings)



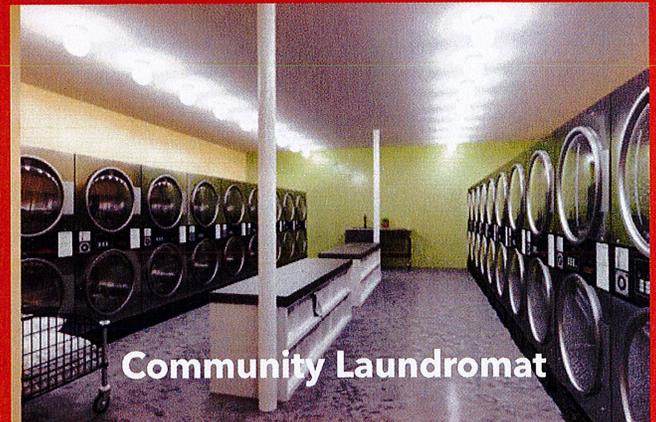
Interior Design

Before

After
(Architect's Renderings)



Co-working Space



Community Laundromat



High-tech Meeting Room



Wi-Fi Cafe

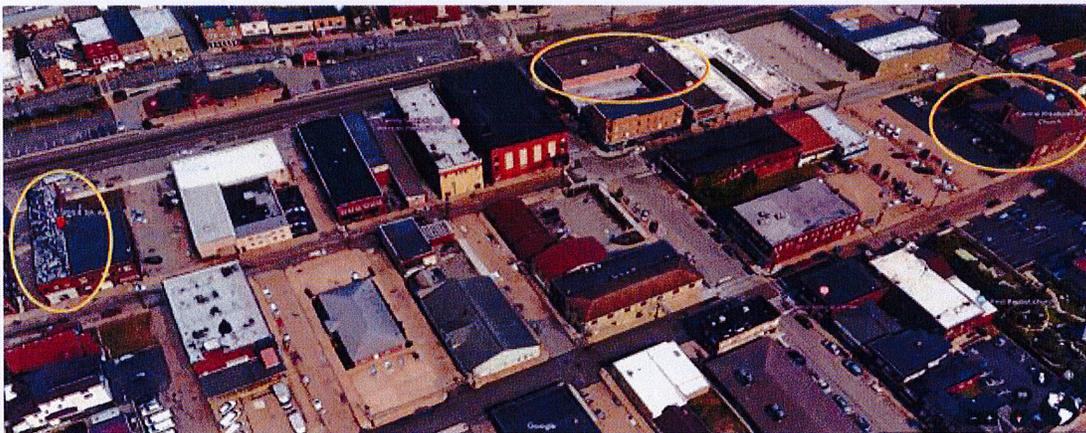
CATALYST ROLE

Tarentum has a core of structural assets (buildings and vacant lots) that can form the foundation for revitalization. Very few entities have been willing to invest in revitalization of communities that cannot demonstrate an immediate and above market return on investment to justify the risk. A catalytic agent/investor is needed that leads by example and is driven by social impact and financial sustainability priorities.

FCP is practical and clear-minded in its objectives. We believe that blight and decline can be turned around when vacant, unused, and blighted properties in the heart of the community are re-purposed, renovated, and returned to productive use.

Our goals and redevelopment strategies support this basic assumption. The building at 305 East Fifth Avenue is one of several that we have included in our 2019 CBD footprint. Three properties in this footprint, 305 East Fifth Avenue, 412 Corbet Street, and 413 East Fourth Avenue (extension of 412 Corbet Street) are each blighted buildings that are in the core of the Tarentum CBD. Together they have over 28,000 square feet of unused space that formerly housed tax-generating businesses and provided the community with a variety of commercial services.

One of the primary drivers of the FCP nonprofit organization is Central Presbyterian Church, which is located at 305 Allegheny Street, less than three blocks from the buildings listed above. As the following image shows (Yellow circles = FCP buildings), the FCP footprint covers a significant portion of Tarentum's CBD.



FCP BELIEVES IN THE POWER OF PEOPLE WORKING TOGETHER

FCP also has obtained the participation of many community groups, churches, businesses, and local government agencies. We have a core of 75-100 individual volunteers who assist in all aspects of our work. The Pittsburgh-based firm *Ground Floor Solutions (GFS)* has worked with FCP for nearly five years building the financial, strategic, and social enterprise foundation upon which the redevelopment strategy is built and implemented. *Keystone Hope Development (KHP)*, a leading nonprofit developer in Pennsylvania, has also partnered with FCP. GFS and KHD specialize in working with nonprofit organizations that are building and running social enterprise ventures. Contact us for more information on how you can get involved.

FOR MORE INFORMATION CONTACT:

David Rankin, Executive Director

724.224.9220

www.FaithCommunityPartners.com



FAITH COMMUNITY PARTNERS

We need your support to make our vision a reality. We are seeking additional partner organizations, volunteers, financial contributors, and sponsors. Express your commitment to making our community one that inspires hope and changes people's lives.