NAIOP Pittsburgh
The Commercial Real Estate Development Association
House Appropriations Committee Testimony
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Thank you for the opportunity to present testimony this morning. My name is Lynn DeLorenzo and I am here today representing NAIOP Pittsburgh. Since 1967, NAIOP, the Commercial Real Estate Development Association, has evolved into the leading organization for developers, owners and investors of office, industrial, retail and mixed-use real estate. NAIOP comprises 15,000+ members nationally with more than 300 in the Western PA region. Our key focus in Pennsylvania on a local, state and federal level has been and will continue to be transportation and infrastructure funding.

As I prepared my points, I looked back on numerous testimonies, given and filed over the past several years – on this subject. I could stand before you and read past transcripts that would be highly appropriate for this hearing and most would contain the same message of urging the adoption of a dedicated funding source for transportation, transit and infrastructure funding. But today I would like to further enhance our testimony and reflect on the great opportunity here that is changing the dynamic of our region and has become a catalyst for ECONOMIC GROWTH --and that is ENERGY.

A large portion of the Commonwealth of PA lies over the Marcellus Shale natural gas reserve. There is great opportunity for our region and the state to become the major player in the field however we must be prepared to handle the current and forthcoming economic growth in order to truly benefit. Improvements to infrastructure are critical from highways and bridges to transit and waterways. Cities that will prosper in the future have multiple forms of transportation available and the

infrastructure to support the growth. As we experience some downsizing in our corporate environments we must be ready for the new companies of the future and adequately address the need to improve our roads, bridges as well as the ability to move people and commerce.

How fortunate we really are today to have this natural resource at hand and finally, after many years, a population beginning to increase, young people beginning to stay here to begin careers and start families. But all of this comes at a cost and requires a great amount of leadership. Companies and out of state investors are now looking at the Pittsburgh region and making investments or considering making investments. We know this to be true in the eastern and central parts of the commonwealth as well.

Finally we are on the radar screens of corporations that just a few years ago, may never have thought about this region as a relocation or investment. In their decision-making processes today is a review of the overall modes of transportation, the future network and ability to move people and commerce.

Transit must be a fundamental part of the transportation plan moving forward. Our public transit system supports over 200,000 riders a day and is vital to our growing work force. For example, PNC Bank, BYN Mellon, UPMC and US Steel occupy hundreds of thousands of s/f in our city supporting thousands of workers using transit daily. Transit is no longer a small component of our transportation system - it is a VITAL link between BUSINESS and the WORKFORCE.
Transportation and infrastructure DRIVE ECONOMIC GROWTH.
ECONOMIC GROWTH

CREATES JOBS. It is basic math.
We need to stop the 'roadblocks' to economic prosperity. As members of NAIOP Pittsburgh, we have made the commitment to build a better region. We are now urging our state leaders to provide a strong economic foundation with a plan that provides dedicated transportation funding that meets today's needs and all of tomorrow's potential.