

## Commonwealth of Pennsylvania Public School Employees Retirement System

**DATE:** December 6, 2017  
**SUBJECT:** RE: 812 Market Street  
**TO:** PSERS Finance Committee/Board  
**FROM:** Charles J. Spiller  
Deputy CIO, Non-Traditional Investments

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Staff is recommending the acquisition of eight parcels of land collectively referred to as 812 Market Street. The parcels are located at 810, 812 & 900 Market Street, 12, 21, & 23 N. 9<sup>th</sup> Street, and 24 & 26 N. 10<sup>th</sup> Street. Seven of the parcels have structures on them and one was utilized as a parking lot. The purchase price is \$1.6 million plus due diligence and closing costs which we estimate to be approximately \$50,000.

The property was formerly the site of the Patriot News. It is quite old and would need asbestos remediation regardless of our utilizing a portion of the property or removing the structures to prepare for redevelopment of the land. In addition should we decide to temporarily utilize any of the property, it contains lead paint which would have to be removed.

Staff is recommending the allocation of \$5 million to fund the purchase of the property, future feasibility studies, the remediation of the asbestos and possibly lead paint (should it be decided to temporarily utilize a portion of the property), the ultimate demolition of the property and preparation of the property for redevelopment.