

BUCS PITCHER DRIVEN BY LOVE OF HIS SISTER

SPORTS, B-1



KEYS BEHIND PA. HOLLYWOOD HAUL

PG SPECIAL REPORT • MAGAZINE, G-1



SHOPPING SAVINGS INSIDE

Paying it forward
Pittsburgh brought her a new heart and new life. Now she wants to help others.
Health & Wellness, H-1

Sunday

PA. NEWSPAPER OF THE YEAR

Winner of the Keystone Media Award in 2020, 2022 and 2023 for top performing newsroom among Pennsylvania's largest news organizations

KEYSTONE MEDIA AWARDS 1st PLACE

Pittsburgh Post-Gazette

ONE OF AMERICA'S GREAT NEWSPAPERS

\$6.00

237 YEARS OF SERVICE

SUNDAY, JUNE 23, 2024

VOL. 97, NO. 327, 6/23/24

FINAL

POST-GAZETTE INVESTIGATION



Benjamin B. Braun/Post-Gazette

Century III Mall was among the largest malls in the world when it opened in 1979, but it fell on hard times over the years with unpaid property taxes and code violations. Now it is being torn down under a court order, and the company that owns it faces criminal charges.



"The deterioration is beyond belief. It's an eyesore. It's a hazard. It's life-threatening."

Chris Kelly
West Mifflin mayor

Sebastian Foltz/Post-Gazette

Moonbeam companies amassed a portfolio of malls across the country, including Century III, then left a trail of unpaid taxes and empty, decaying buildings

By Michael Korsh and Neena Hagen
Pittsburgh Post-Gazette

Steven Maksin's real estate empire was forged in the world of shopping malls and the flow of investment dollars that would lead him on a cross-country buying spree.

The company that he founded purchased the Burlington Center Mall in 2012, a sprawling New Jersey facility that once boasted an indoor

fountain shaped like an African elephant and decked out with lava rocks and palm trees.

The next year, one of his subsidiaries purchased Century III Mall, a massive retail icon of the 1980s in the heart of the Pittsburgh suburb of West Mifflin.

Within months, another company that he led bought the Gwinnett Place Mall in Duluth, Ga., and the ShoppingTown Mall in a bustling

SEE **MALLS**, PAGE A-4

How 'dark money' fueled county exec race in 2023

Secret donations point to flaws in Pennsylvania election transparency

By Mike Wereschagin
Pittsburgh Post-Gazette

For supporters of Joe Rockey, it was a secret way to help boost his campaign and help him capture the most powerful office in Allegheny County.

First, a nonprofit was formed in Delaware, one of the nation's foremost havens for financial privacy.

Then, a political action committee was created 100 miles away, in Alexandria, Va.

Soon, the money began flowing — hundreds of thousands of dollars routed from the nonprofit to the PAC and then to television stations in Pittsburgh — without the public ever knowing who was paying for the advertising campaign.

Within days, the first commercial was blanketing the airwaves, with sharper attacks soon to follow in what became a \$1 million ad blitz aimed at tearing down the candidacy of Democrat county

SEE **MONEY**, PAGE A-6

Medicare Advantage enrollees face a bumpy '25

By Kris B. Mamula
Pittsburgh Post-Gazette

Few things go better with health insurance than free stuff — and there's been a lot of that in the past several years — but that may be ending soon.

Athletic sneakers, dental fillings — even pickleball paddles — have been part of the gusher of free things seniors with Medicare Advantage health insurance have enjoyed over the past four years along with a variety of plans that have low or no monthly premiums.

Altoona resident Dan McGrath, 67, did the math in comparing traditional fee for service Medicare and Medicare Advantage when he turned 65 and said there was no contest.

"It's just amazing how inexpensive it was," said Mr. McGrath, a retired accountant whose premium for a High-mark plan is about \$25 a month. "To me it made sense to take the Medicare

SEE **MEDICARE**, PAGE A-7

Battle for minority votes in Pa. intensifies

Biden, Trump target Black, Latino voters as race remains tight

By Benjamin Kail
Pittsburgh Post-Gazette

WASHINGTON — President Joe Biden and former President Donald Trump face off in their first debate this week after ramping up the fight for Black and Latino voters in Pennsylvania, crucial voting blocs that could sway the election in a pivotal battleground state that Mr. Biden won by just 80,000 votes in 2020.

So far this year, Mr. Biden's edge with Black voters in the state appears to be slipping.

★★★★★
Election 2024
★★★★★

INSIDE

Biden and Trump are taking very different approaches in preparing for this week's debate. **Page A-3**

Exit polls in 2020 suggested Mr. Biden won Black voters by an overwhelming margin, 92% to 7%. But recent surveys by CBS News and the New York Times/Siena College/Philadelphia Inquirer gave Trump 18% of the Black vote in Pennsylvania.

SEE **BATTLE**, PAGE A-8



Chris Szagola/Associated Press

Republican presidential candidate and former President Donald Trump speaks Saturday at Temple University in Philadelphia. **Story, Page A-7**



post-gazette.com

Get the latest news and more online plus e-delivery of our daily newspaper at my.post-gazette.com/activate

Weather

Daytime high, 84; tonight's low, 65.
Page A-20

Almanac **A-2**
Books **D-5**
Bridge **G-8**
Business **E-1**
Crosswords **G-8**

Editorials **D-2**
Goodness **F-1**
Health **H-1**
Horoscope **G-6**
Insight **D-1**

Jobs **E-5**
Lottery **A-14**
Mortgages **G-6**
Obituaries **C-5**
Real Estate **G-4**

Sports **B-1**
State & Region **C-1**
Sunday Magazine **G-1**
Television **G-3**
Traffic Watch **C-2**



6 08136 26303 2

US OPEN

THE WORLD'S BEST TAKE GOLF'S TOUGHEST TEST

OAKMONT COUNTRY CLUB

JUNE 9-15, 2025

BUY TICKETS

Malls, Money and Moonbeam

Moonbeam amassed portfolio of malls, including Century III, then left a trail of empty, decaying buildings

MALLS, FROM A-1

commercial corridor just outside Syracuse, N.Y. Soon, more deals were struck to buy shopping centers in Nevada and South Carolina.

In just four years, the longtime attorney and his affiliated companies amassed a portfolio of 19 shopping centers that were built with enough steel and concrete to fill eight Acrisure Stadiums. Called a “visionary” by one community leader in Burlington, N.J., he pledged to make the malls major destination sites — once appearing on CNN, where he promised “thousands and thousands of jobs.”

The founder of Moonbeam Capital Investments LLC, a private equity fund that specializes in purchasing distressed properties for investors with the goal of turning them around, Mr. Maksin was named to a coveted advisory board at New York University’s business school and he endowed a scholarship at his alma mater, Kingsborough Community College.

But a decade later, the business that he directs and built into a vast real estate network has left a trail of empty, hulking shells across the country — retail centers that were once economic engines but have since racked up millions in unpaid property taxes, liens and a litany of building violations in places that were once celebrated as town centers, an investigation by the Pittsburgh Post-Gazette has found.

Nowhere was the rot more rampant than at West Mifflin’s abandoned Century III Mall.

Touted as the third-largest mall in the world when it opened in 1979, the massive facility was plagued for years by smashed storefronts, widespread mold and a roof precariously caving in before work crews began tearing down the structure in March under a court order.

After the company failed for years to address the spate of code violations — including severe fire hazards — the Allegheny County district attorney launched an investigation and then filed criminal charges against the firm in January for endangering the surrounding community in one of the first cases of its kind in the county.

“The deterioration is beyond belief,” West Mifflin Mayor Chris Kelly said. “It’s an eyesore. It’s a hazard. It’s life-threatening.”

Sprawl and decay

Local elected leaders met earlier this month with the company to discuss a redevelopment plan once the mall is razed, but there are no proposals in place and a court fight continues to be waged between the local government and the company over tens of thousands of dollars in fines and code violations on the shopping center.

While most of the retail centers owned by companies



Steven Maksin

George Kash

that Mr. Maksin oversees remain open — including malls in Ocoee, Fla., Columbia, S.C., and Greeley, Colo. — other centers in a half-dozen communities continue to draw harsh criticism from local leaders who claim the properties have been left to languish.

In one case, lawyers for a tenant in a mall near Syracuse, N.Y., went to court in 2019 and demanded that Mr. Maksin be jailed if he refused to obey a court order and pay millions of dollars in late taxes and penalties.

A state judge ordered the company to pay the taxes, saying it “totally lack[ed] any semblance of good faith in dealing with its obligation” to come up with the money.

The case ended after Mr. Maksin’s company, which protested the county’s valuation of the property, agreed to sell the mall for \$3.5 million to Onondaga County and be released from the taxes, interest and late fees — about \$13 million.

Mr. Maksin did not respond to repeated interview requests or to detailed questions sent to his New York law firm by the Post-Gazette.

Older malls across the country have been closing for years, partly because of the loss of shoppers and competition from online retailers.

But land-use experts interviewed by the Post-Gazette say the case of Moonbeam and its affiliated companies is a troubling example of what can go wrong when owners fail to meet their obligations and communities are forced to deal with sprawling, deteriorating buildings that are left behind.

“Their strategy was to pay cash for assets, not invest back in them, bleed the rents, and then leave a vacant, decrepit parcel,” said Ryan McMahon, the Onondaga County executive.

“We knew the right thing to do was to divorce ourselves from Moonbeam in our community. But now, we’re still reaping some of the lack of investment and the chaos they created.”

By the time the companies were falling behind in fixing problems with the shopping malls — including three that filed for bankruptcy since 2018 — Mr. Maksin had emerged as an expert in the world of retail real estate.

He shuttles between a

high-rise condo in Trump World Tower valued at \$9 million — complete with 11-foot ceilings — and another condo overlooking the iconic Las Vegas strip that features a 16-car garage, a 24-foot grand foyer and floor-to-ceiling inlaid marble, property listings show.

A decade ago, one of his companies purchased a palatial 12,800-square-foot mansion with a sweeping view of Biscayne Bay in Bal Harbour, Fla. — featuring a glass elevator, a private waterfall, a movie theater, dual infinity pools and a towering portrait of Marilyn Monroe.

Before it was sold to a land trust two years ago for \$27.8 million — more than twice the amount that was paid for the estate — a CNBC show called it the “most expensive mansion in Bal Harbour.”

For years, Mr. Maksin swept into several of the communities where his companies were buying shopping malls, granting interviews to reporters about the promising future of retail and aging malls and their critical role in spurring economic development.

“We will make this a destination area,” he said to a public gathering in Burlington, N.J., in 2014. “And once you’re here, you should want for nothing.”

Born in Kyiv, Ukraine, the 57-year-old lawyer arrived in the United States in 1989 and spent the following decade ascending the country’s education system: first community college, then a business degree, law degree, and a final master’s of law in taxation.

Spending spree

Mr. Kelly, the mayor of West Mifflin, said he is perplexed that Mr. Maksin was able to buy expensive homes while companies under his control failed to pay their taxes or make basic repairs.

“It’s disgraceful,” he said, adding that plans to upgrade Century III fizzled out years ago. “You would have to wear a hazmat suit to go in there right now.”

The investigation launched by the Allegheny County district attorney took place after years of frustration by local leaders over the continued deterioration of the mall that reached \$240,000 in fines for code violations. In addition to examining the company’s local activities, the district attorney’s office has been scrutinizing Moonbeam’s ownership structure.

The district attorney’s office declined comment last week because charges are still pending.

Edward Sklyaroff, a longtime business associate of Mr. Maksin and an officer in several of the Moonbeam companies, said in an email to the Post-Gazette that many of the purchases went into “non-performing real estate assets” that have “suffered significant decline under prior ownership.”

“It is a very difficult and lengthy process to turn such properties around,” he



Courtesy of West Mifflin Borough Council

Once one of the largest malls in the world, Century III Mall now is being demolished.

wrote.

Much of the Moonbeam portfolio was built quickly, with seven malls purchased in 2012 alone at prices that were far from the staggering costs of today’s luxury retail centers.

After buying the Greeley Mall in Colorado for about \$6 million in 2012, Moonbeam subsidiaries purchased other retail centers that same year in New Jersey for \$4.4 million, in Iowa for \$4.1 million and Indiana for \$6.5 million, among other retail outlets, records show.

The next year, a subsidiary of Moonbeam Capital Investments bought Century III Mall — already saddled with a high vacancy rate — for \$10.5 million in a deal that local officials had hoped would help turn around the once-vibrant center.

For local community leaders, “it was like hitting the lottery,” recalled Mr. Kelly.

Mr. Sklyaroff, who headed up the subsidiary known as Century III Mall PA LLC, did not respond to questions about the mall or to the events that took place that led to its demise.

The year after the mall was purchased by the Moonbeam subsidiary, bank fraud experts at JP Morgan Chase flagged hundreds of thousands of dollars sent by Mr. Sklyaroff to overseas accounts — one in the Czech Republic — according to suspicious activity reports filed with the Financial Crimes Enforcement Network.

Although there’s no indication the money had anything to do with the purchase of the Century III or illegal activities, the transactions raised enough concerns among internal officers at the bank in New York that they launched an inquiry.

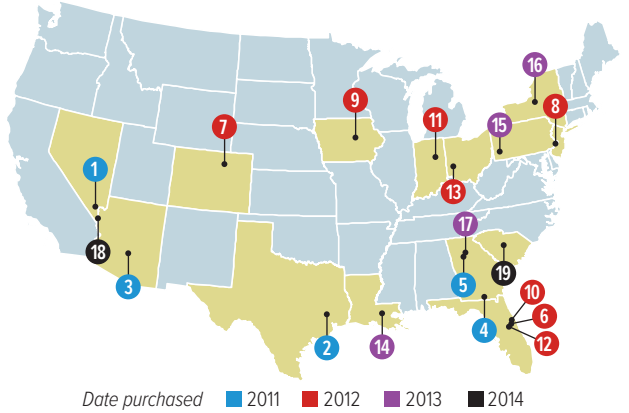
The confidential report, obtained by the Post-Gazette, shows that between August 2013 and April 2014, Mr. Sklyaroff facilitated 19 wire transfers to a financial services company — totaling \$1.8 million — that his bank, JP Morgan Chase, labeled as “suspicious” and having “no apparent economic, business or lawful purpose.”

In an email to the Post-Gazette, Mr. Sklyaroff confirmed he has “a strong business relationship” with JP Morgan Chase, but did not respond to questions about the report filed with FinCEN, which is part of the U.S. Treasury.

When the company took over the Burlington Center Mall in 2012, the once-thriving marquee retail outlet in an upscale suburb of Philadelphia had been deteriorating for years, records and interviews show. The previous owners had failed to invest

Malls purchased by Moonbeam and affiliates

From 2011 to 2014, Moonbeam Capital and its subsidiaries purchased 19 malls and shopping centers in more than 10 states. While many of these properties were acquired with plans for revitalization, not all remain under Moonbeam’s ownership today.



PROPERTY NAME	ADDRESS
1 Gateway Business Park	6356 S. Pecos Road, Las Vegas, Nev.
2 Spectrum Plaza	23221 Aldine Westfield Road, Spring, Texas
3 Sherwood Mesa Plaza	1109 E. Main St., Mesa, Ariz.
4 Lake Park Plaza	5327 Mill Store Road, Lake Park, Ga.
5 Candler-McAfee	1952 Candler Road, Decatur, Ga.
6 Baywood Center	1620 N. Ronald Reagan Blvd., Longwood, Fla.
7 Greeley Mall	2050 Greeley Mall St., Greeley, Colo.
8 Burlington Center Mall	2501 Mount Holly Road, Burlington, N.J.
9 Marshall Town Center	2500 South Center St., Marshalltown, Iowa
10 West Volusia Towne Centre	985 Harley Strickland Blvd., Orange City, Fla.
11 Five Points Mall	1129 N. Baldwin Ave., Marion, Ind.
12 West Oaks Mall	9401 West Colonial Drive, City of Orlando, Fla.
13 Salem Consumer Square	5597 Salem Ave., Trotwood, Ohio
14 Cortana Mall	9401 Cortana Place, Baton Rouge, La.
15 Century III Mall	3075 Clairton Road, West Mifflin, Pa.
16 ShoppingTown Mall	3649 Erie Blvd., Syracuse, N.Y.
17 Gwinnett Place Mall	2100 Pleasant Hill Road, Duluth, Ga.
18 Laughlin Outlet Center	1955 South Casino Drive, Laughlin, Nev.
19 Columbia Place Mall	7201 Two Notch Road, Columbia, S.C.

Source: Moonbeam website and real estate records
Neena Hagen, Michael Korsh/Post-Gazette (research)
Ed Yozwick/Post-Gazette (graphic)

in the property — leading to massive overgrowths and blight — and eventually defaulted on a \$15 million mortgage.

“At one point, there was a guy out there with a lawnmower, holding it sideways to cut the bushes. That’s how pathetic it got,” said Paul Lucca, who owned an eyewear store in the mall.

Burlington Center was a prime target for the self-described resuscitator of ailing properties: The company paid \$4.4 million for the mall.

Plans go bust

Two years later, Mr. Maksin himself came to town, unveiling a \$230 million master plan to transform the decrepit structure, describing it as “one of the largest and most exciting projects on the East Coast, and the most successful.”

Greeted by leaders of the town’s chamber of commerce, he held a banquet in the center of the mall, displaying artistic renderings of the redevelopment plans over trays of food and glasses of champagne, Mr. Lucca recalled.

Mr. Lucca said he spent \$50,000 installing new glass windows and tile floors in

his store to prep for the upcoming developments, at Moonbeam officials’ urging.

“They told me if I didn’t make my store look better for all the stuff that was coming, they were going to either relocate me or kick me out,” he said.

But Mr. Maksin’s plans never came to fruition.

In 2016, the company cited complicated lease agreements as it announced a delay in the redevelopment, which was set to start earlier that year.

The next year, Mr. Maksin changed his message, telling TV reporters that there are “way too many malls,” and that drastic changes in the retail landscape forced the company to modify its plans.

“There was never any kind of movement on the mall,” said Kristi Howell, president and CEO of Burlington County’s regional chamber of commerce, who had called Mr. Maksin a “visionary” when he initially arrived in New Jersey. “There were lots of pictures, lots of talks and information sessions, but nothing to show for it. They never

SEE MALLS, PAGE A-5



Luis Lacau/For the Post-Gazette

A company headed by Steven Maksin bought this mansion, “Villa Magnolia,” in Bal Harbour, Fla., in 2013. It has a waterfall, a movie theater, a wine room and two infinity pools.

Malls, Money and Moonbeam

MALLS, FROM A-4

delivered on their promises.”

In 2017, Mr. Lucca moved his store out of New Jersey’s Burlington Center Mall — \$250,000 in debt.

He said when he saw a worker for Moonbeam moving electrical transformers “from one part of the building to bring to the other part of the building, I knew they weren’t going to put any more money in.”

With the help of an angel investor, Mr. Lucca found a new storefront off U.S. Route 130, where his store, Vutt Optical, remains today.

He said he equates his time in the Moonbeam-owned mall to “a bad relationship.”

While Mr. Maksin’s companies were buying properties, he was facing his own legal battles in state court in New York.

For years, he and a fellow Moonbeam company officer were mired in a lawsuit filed in 2011 that accused them of defrauding investors of hundreds of thousands of dollars — allegations that they vehemently denied.

As part of the lawsuit, Mr. Maksin was accused of devising a “daisy chain” of shell companies, specifically LLCs, which allowed him and the other defendants to shield their identities as they allegedly fleeced people who had invested in a popular Russian restaurant and nightclub in Sheepshead Bay, N.Y.

“They had all these fictitious entities, and they make it very hard to track down who owes taxes, who to sue, who to hold accountable,” said Raymond Zuppa, a former county prosecutor in New York state who filed the complaint.

Mr. Maksin eventually sued the investors for defamation and malicious prosecution, stating that “the entire causes of action for fraud and RICO (Racketeer Influence and Corrupt Organizations) violations were comprised wholly of false and malicious statements.”

The case involving the night club was ultimately dropped in 2015, but not before the two sides waged court fights that lasted more than four years.

By that point, Moonbeam’s portfolio had swelled to more than two dozen malls and other commercial properties — while a troubling pattern began to emerge.

At the ShoppingTown Mall near Syracuse, Moonbeam failed to pay the property taxes and penalties totaling \$15.5 million by 2020, records show.

Mr. McMahon, the county executive, said conversations with Moonbeam executives “were never held in good faith,” which caused county officials to raise questions about the company’s repeated promises.

“Our meetings left us somewhat uncomfortable about this ever getting resolved,” he said.

In 2018, with the threat of tax foreclosure imminent on the ShoppingTown Mall, local officials pressed company executives for an updated plan to rehab the structure, which was spiraling into disrepair and racking up numerous code violations, records and interviews show.

After months of continued pressure, the company submitted a plan similar to the one that was unveiled when Moonbeam bought the mall in 2014. The sketches included a library that had left the mall years earlier.

“It was like a sixth grader did it,” said Kerry Mannion, DeWitt’s deputy supervisor.

‘Brazen failure’

In May 2019, New York State Supreme Court Justice Anthony J. Paris issued a stern order to Moonbeam executives: Pay the taxes or give up the property.

“It is time to stop the bleeding of the County taxpayers who have so far footed the bill for [Moonbeam’s] brazen failure to pay its taxes,” Judge Paris wrote.

Three months later, the Moonbeam subsidiary that owned the ShoppingTown Mall filed for bankruptcy and said it was unable to come up with the more than



Rick Moriarty/Syracuse Post-Standard

At the ShoppingTown Mall near Syracuse, N.Y., Moonbeam failed to pay property taxes and penalties dating back years and totaling \$15.5 million by 2020, records show.

\$15 million it owed in back taxes and penalties.

“He had no long-term plan,” Mr. Mannion said. “All he really did was collect the rents and then pay himself.”

At West Mifflin’s Century III Mall, inspectors fined Moonbeam subsidiary Century III Mall PA LLC about \$80,000 in September 2018 for code violation charges.

That same month, the company filed for bankruptcy.

Last year, a fire believed by local officials to be intentionally set ripped through the top floor in April, destroying part of the roof.

Three months later, the borough council unanimously voted to condemn the building — the first step in the process of tearing it down.

By the end of the year, the company had negotiated with the borough to lower the total fines for code violations from \$240,000 to \$150,000, which remain unpaid.

For the past two months, work crews and a fleet of cranes and crushers have descended on the property, tearing down the structure into piles of rubble.

So far, borough officials said nearly half of the parking deck has been razed, but they expect the entire job to take 18 months. The company will bear the cost, estimated at \$13 million.

At Salem Consumer Square in Trotwood, Ohio — where about 1 in 4 residents live below the poverty line — Mr. Maksin’s company left the property with a collapsed roof, along with several other building hazards noted by local officials, records show.

After failing to make repairs for years, Moonbeam’s subsidiary, Salem Consumer Square OH LLC, filed for bankruptcy in January 2021.

Two weeks after the filing, Mr. Maksin purchased another Florida residence: a \$6 million, 6,500-square-foot oceanfront condo in Sunny Isles Beach, just miles from the mansion in Bal Harbour.

In Duluth, Ga., the Gwinnett Place Mall bled more than 82% of its property value during a Moonbeam affiliate’s ownership — a loss of more than \$12 million, according to county tax records.

At one point, a Gwinnett County economic development leader led a drive to rid the mall of the company’s ownership.

“They talk and talk and talk and do nothing,” Nick Masino told an audience of business leaders at a community forum.

Taking risks

In 2018 — with the mall nearly empty — police found the corpse of a 19-year-old woman that had been decomposing for two weeks inside the facility. Her death was ruled a homicide.

In New Jersey, local officials were forced to expedite closing the Burlington Center Mall after a pipe froze and burst in 2018, completely flooding the deteriorating structure.

The next year, Moonbeam sold the barren mall to a Texas real estate investment firm for just over \$20 million — nearly six times the purchase price.

Despite the return, Mr. Maksin was quoted in a local news story as saying the 97-acre plot was a blight on the community.

“The cancer is the empty mall,” Mr. Maksin told The Star-Ledger newspaper upon announcing the sale. “We sold it as a land deal. Nobody cared about the mall.”

In an email, Mr. Sklyaroff said Moonbeam companies

have succeeded in attracting new tenants to at least four of their shopping malls, including a luxury car museum at the Greeley Mall, and two of their office complexes, one of which includes a training facility for the Nevada State police in Las Vegas.

Though Mr. Sklyaroff said taking on distressed properties — many in foreclosure — can be difficult and time-consuming, questions abound over why the company purchased so many older malls at a time when such centers were losing shoppers.

Despite numerous efforts from the Post-Gazette, neither Mr. Maksin nor other company officials responded to questions about why the firm did not pay the taxes and fines at some of its centers.

Albert Saiz, the director of the Massachusetts Institute of Technology’s Urban Eco-

nomics Lab, said some real estate companies specialize in taking risks on underperforming properties, but they need to be capitalized to take on the losses or they can create greater problems for local governments.

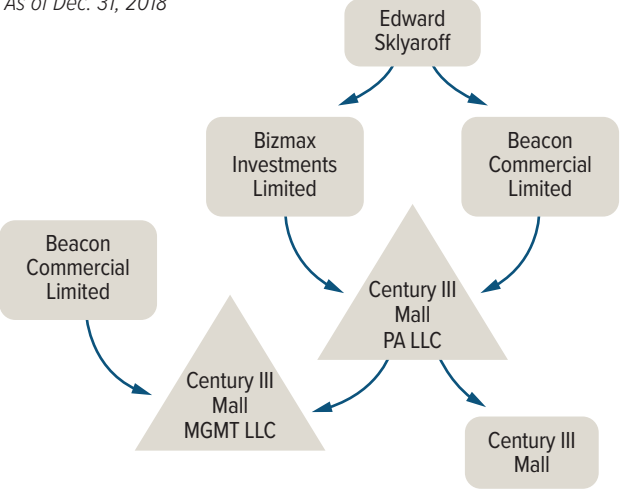
The companies ultimately have to be able to pay the taxes and ensure the buildings are up to code, he said.

Megan Horst, a professor of urban studies at Portland State University, said it’s critical that local leaders and private investors look for ways that aging malls can be salvaged.

What’s not clear is whether local governments screen investors enough when they come to town to determine whether the businesses were financed enough to meet their obligations. Moonbeam and its affiliates are private companies and do not have to publicly disclose their funding

Century III Mall PA LLC ownership structure

As of Dec. 31, 2018



Source: Allegheny County DA’s office

Post-Gazette

sources.

“City leaders, planners, community members, and others should be demanding more of property owners of major properties,” she said.

In Portland, she pointed to a plan approved by local leaders to revitalize an aging mall northeast of downtown: 5,000 new housing units, along with restaurants, an office campus and green space.

Older shopping malls will continue to decline across the country in the years ahead, and in many cases, the burden ultimately falls on the local government, experts said.

Mr. Sklyaroff said he remains “confident that we will succeed in the redevelopment of Century III Mall.”

But after years of watch-

ing the mall deteriorate, Dan Davis, a West Mifflin council member, said he has serious questions about whether the company will fully commit to any such plan.

“Anything that they were doing, we couldn’t believe in them,” he said. “We have been asking for 10-plus years. Over all this time, the assessed value of that property has kept going down and down.”

Bloomberg investigative reporter Jason Leopold shared the Financial Crimes Enforcement Network’s suspicious activity reports for this story.

Michael Korsh: mkorsh@post-gazette.com; Neena Hagen: nhagen@post-gazette.com, 267-593-9716

HOBBY LOBBY®

FIND A LOCATION NEAR YOU OR SHOP ONLINE AT HOBBYLOBBY.COM
STORE HOURS: 9 A.M. - 8 P.M. • CLOSED SUNDAY
PRICES GOOD IN STORES MONDAY, JUNE 24 - SATURDAY, JUNE 29, 2024.
PRICES GOOD ONLINE SUNDAY, JUNE 23 - SATURDAY, JUNE 29, 2024.
SOME ADVERTISED ITEMS & PROMOTIONS NOT AVAILABLE ONLINE. SALES SUBJECT TO SUPPLY IN STOCK. AD DOES NOT APPLY TO PRE-REDUCED ITEMS.



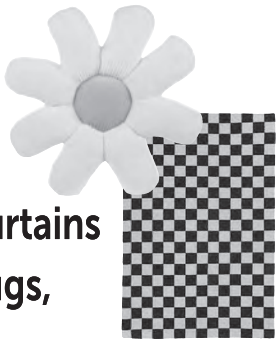
Doormats
Sheet Sets
Bath Towels

HOME DECOR 50% OFF

Items Labeled “Textiles”
Does not include Seasonal Department or items labeled Kitchen, Bath, Closet, Gift or “Your Price”

Window Curtains
Comforter Sets
Quilt Sets

Bath Mats
Shower Curtains
Pillows, Rugs, Throws



July 4th & Fall items are not included in Home Decor sale.

“BUY ONE, GET ONE” OFFERS MAY SOUND APPEALING, BUT WE NEVER REQUIRE YOU TO BUY MORE THAN ONE ITEM TO GET OUR BEST PRICE.

FALL FLORAL

40% OFF

Arrangements, bushes, wreaths, garlands, swags, stems, picks and ribbon

Does not include custom designs



Select Group of FURNITURE

NOW MARKED 50% OFF

Selection will vary by store

JULY 4TH

40% OFF

Home & Party Decor, Crafts, Fabric and more

FALL DECOR, PARTY AND CRAFTS

40% OFF

Includes fabric

Does not include candy or food



FLORAL & WEDDING 40% OFF

Categories Listed

Stems, Bushes, Garland, Wreaths, Dried Naturals & Swags

Does not include Seasonal Department or items labeled “floral accents”

Does not include arrangements

Ribbon & Deco Mesh

All Items Labeled Studio His & Hers®

Wedding decor, toasting glasses, ring pillows, bouquets and more



Items Labeled THE SPRING SHOP® & SUMMER TOYS

50% OFF

Includes Little Wishes®



PARTY

Categories Listed

Does not include Seasonal Department

All Paper Napkins & Plates 50% OFF

All items labeled Sunny Side Up Bakery®

Includes Cake, Cookie and Cupcake Essentials 40% OFF

Candy Wafers 2.57

12 oz bag Price As Marked



WEARABLE ART

Gildan® Youth and Adult Short-Sleeve T-Shirts Always 2.99

Marked price* \$4.27

T-Shirts Always 30% off the marked price*

Includes Youth and Adult Short-Sleeve T-Shirts, Baseball & Long Sleeve T-Shirts, Sweatshirts, Sweatpants, Infant & Toddler T-Shirts and Gerber® Onesies® Creepers

Does not include Seasonal or Cricut® branded apparel

30% OFF



HOBBIES PUZZLES & BOXED MODEL KITS

40% OFF

Does not include Seasonal Department or “Your Price” Items



CANDLES & CANDLE HOLDERS

40% OFF

Includes LED Candles, Oils & Fragrance Cubes

Priced \$2.99 & Up

Does not include Seasonal Department or “Your Price” items



CRAFTS 40% OFF

Categories Listed

Unfinished Craft Wood Priced \$4.99 & Up

Mosaic Tiles, Gems, Chips & Stones

Candle Wax, Soap Blocks & Bases

Children’s Activity Kits, Paint & Pencil by Number Kits, Diamond Art Kits & Fuzzy Posters Priced \$4.99 & Up

Clay Modeling, oven-bake & air-dry

Does not include Perler Kits



PAPER CRAFTS 40% OFF

All Items Labeled The Paper Studio® and The Happy Planner®

Stickers, Scrapbook Albums, Cards, Envelopes, Embellishments, Cardstock Paper Packs, Paper Pads & Page Kits, Planners & Planner Accessories, Pen & Marker Sets, Printed Single Sheets and Cardstock



ALL YARN 30% OFF

Every skein, brand, color and size

Ribbon & Trim 40% OFF

Includes ribbon, bows & deco mesh in the Floral Department

Does not include Seasonal Department or Trim by the Yard



JEWELRY MAKING 50% OFF

Categories Listed

Strung, Tubed & Packaged Beads and Crystals by Color Gallery™, Bead Treasures® and Preciosa®

Bead Design Co.™ Bulk beads & gems

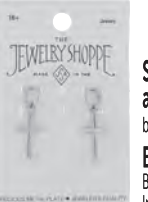
Includes packaged beads by Treehouse Studio®

the Jewelry Shoppe™ Findings and Accessories

Metal Gallery™

Fairy Tale by Bead Treasures®

Traditions™



SEWING NOTIONS

Categories Listed

YKK Zippers Always 99¢

Marked price* \$1.49 - \$3.49

Marked price* \$3.50 - \$6.99 Always \$1.99

Sew-Ology® Thread

Bias Tape Hem Tape, Piping & Blanket Binding

Buttons

CUSTOM FRAMES 50% OFF

Always 50% off the marked price* Applies to frame only. See store for details.

Compare our prices with our competitors’ prices.

FREE QUOTES

See our Great Selection. Satisfaction Guaranteed.



FURNITURE ALWAYS 30% OFF

THE MARKED PRICE*



*Discounts provided every day; marked prices reflect general U.S. market value for similar products. No coupons or other discounts may be applied to “Your Price” items.