



Philadelphia Authority for
Industrial Development

AGENDA

TO: THE MEMBERS OF THE BOARD OF DIRECTORS OF THE PHILADELPHIA AUTHORITY
FOR INDUSTRIAL DEVELOPMENT

FROM: ILENE BURAK, ESQ., SECRETARY

The following is the Agenda for the Meeting of the Board of Directors of the Philadelphia Authority for Industrial Development to be held on Tuesday, January 24, 2023 at 5:00 p.m. via Zoom:

<https://zoom.us/j/96979692980?pwd=YUJZOTBBcGdBeTBjZDJxSXdlQU5LZz09>

Meeting ID: 969 7969 2980

Passcode: 183876.

- I. Approval of the Minutes of the Authority for the meeting held on Tuesday, January 10, 2023.
- II. Public Comments.
- III. Consider and approve Resolutions authorizing PAID to:
 - A. Enter into a lease with Susan Rapp.
 - B. Issue tax-exempt revenue bonds to William Penn Charter School Inc.
 - C. Apply to the DCED Local Share Account Program for authority to submit grants in support of:
 - a. Remediation at 1700 South 49th Street.
 - b. Navy Yard Quay Wall Landscaping.

*THOSE WHO WISH TO PROVIDE COMMENTS OR QUESTIONS ARE ASKED TO DO SO VIA
Email: paidmeeting@gmail.com, PRIOR TO 3 pm Monday, January 23, 2023*

January 24, 2023

RESOLUTION

Philadelphia Authority for Industrial Development

Susan Rapp

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a lease with Susan Rapp or an approved affiliate (Tenant), for 905 rentable square feet in 4747 South Broad Street, Philadelphia, PA 19112, known as Building 101, Suite 320 (Leased Office Space) for \$25.50 NNN for an initial term of 12 months.

Any of the officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements with Tenant or its nominee or assignee, and to do such other acts necessary upon such terms and conditions as they deem to be in the best interests of PAID.

BACKGROUND

Tenant is an individual who lives and works in Philadelphia as an affiliate of Avondayle Ltd. Avondayle is a Toronto-based jewelry wholesaler, producer, and sales agency with an established clientele at the Navy Yard. Tenant's largest client is Urban Outfitters and the Leased Office Space will function as the primary office for their growing operations. The Leased Office Space is anticipated to provide accommodations for 4-5 full-time employees.

The lease is a triple net lease, meaning that the Tenant will be responsible for their proportionate share of Navy Yard CAM, Operating Expenses, and Taxes billed as Additional Rent.

The Leased Office Space will be delivered to Tenant in "as-is" condition and PAID shall have no financial obligations to make any improvements.

January 24, 2023

RESOLUTION

Philadelphia Authority for Industrial Development

William Penn Charter School Inc.

A Resolution authorizing the issuance of revenue bonds (the “Bonds”) through the Philadelphia Authority for Industrial Development (“PAID” or the “Authority”), in the form attached hereto, on behalf of the Borrower in an amount up to \$40,000,000.

The proceeds of the Bonds will be used by the Borrower to finance; (i) the planning, development, demolition, acquisition, construction and equipping of a new pre-kindergarten through grade 5 lower school building, the relocation of certain parking facilities and certain driveway improvements; (ii) funding capitalized interest on the Bonds during construction; and (iii) costs of issuance.

The appropriate officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements, and to do such other acts necessary to assist the Borrower and its affiliates upon such terms and conditions as they deem to be in the best interests of the Authority.

BACKGROUND

William Penn Charter School, Inc., established in 1689 by William Penn, is the oldest Quaker School in the world. The School is a co-ed, college-preparatory day school serving grades pre-kindergarten through twelfth. William Penn Charter School is located on a 44-acre campus in the East Falls section of Philadelphia.

On December 3, 2019, the PAID Board authorized a tax-exempt financing in an amount not to exceed \$40,000,000 on behalf of the School. The proceeds were used by the Borrower to finance (i) the planning, development, demolition, acquisition, construction and equipping of a new athletic and wellness center and a lower school building; (ii) funding capitalized interest on the Bonds during construction; and (iii) costs of issuance. This financing closed on February 19, 2020 and remains outstanding.

On October 21, 2014, the PAID Board authorized a tax-exempt financing in an amount not to exceed \$32,000,000 on behalf of the School. The proceeds were used to (i) refund outstanding tax-exempt financings issued by the Authority and the Montgomery County Higher Education and Health Authority; (ii) the acquisition of 3005 West School House Lane, for use as a playing field; (iii) renovations to the School’s existing athletic field; (iv) the acquisition and installation of a new track and artificial turf field; and (v) payment of costs of issuance. This financing closed on December 2, 2014 in the amount of \$32,000,000 and remains outstanding.

On October 21, 2008, the PAID Board authorized a tax-exempt financing in an amount up to \$14,000,000 on behalf of the School. The proceeds financed various capital improvements including (i) the construction of a performing arts center; (ii) the construction and equipping of an addition to an existing carriage house to provide for squash courts and related facilities; and (iii) the acquisition and installation of a new artificial turf athletic field. This financing was issued on December 11, 2018 in the amount of \$13,400,000, was fully refunded in 2014, and is no longer outstanding.

PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT

RESOLUTION

January 24, 2023

AUTHORIZING A PROJECT FOR WILLIAM PENN CHARTER SCHOOL INC./OVERSEERS OF THE PUBLIC SCHOOL TO BE FINANCED THROUGH THE ISSUANCE OF THE AUTHORITY'S REVENUE BONDS OR NOTES; AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN AGREEMENTS WITH RESPECT TO THE BONDS; AND AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER NECESSARY DOCUMENTS AND THE TAKING OF OTHER NECESSARY ACTION.

WHEREAS, the Philadelphia Authority for Industrial Development (the "Authority") is authorized by the Pennsylvania Economic Development Financing Law, Act No. 102 of the Commonwealth of Pennsylvania (the "Commonwealth"), approved August 23, 1967, P.L. 251, as amended (the "Act"), to, among other things, lend funds to finance the costs of certain projects; and

WHEREAS, the Act further authorizes the Authority to issue revenue bonds or notes for the purposes of defraying the cost of any project and all incidental expenses incurred in issuing such bonds and to secure the payment of such bonds as provided by the Act; and

WHEREAS, William Penn Charter School Inc./Overseers of the Public School, a nonprofit corporation (the "Borrower") has requested the Authority to issue up to \$40,000,000 aggregate principal amount of its revenue bonds or notes, in one or more series (the "Bonds"), in order to finance a project (the "Project") consisting of: (i) the planning, development, demolition, acquisition, construction and equipping of a new pre-kindergarten through grade 5 lower school building, the relocation of certain parking facilities and certain driveway improvements; (ii) funding capitalized interest on the Bonds during construction; and (iii) paying the costs of issuing the Bonds; and

WHEREAS, pursuant to an appropriate loan agreement, letter agreement, bond purchase agreement or other agreement, or any combination thereof (collectively, the "Agreement") among the Authority, the Borrower and/or TD Bank, N.A., or other bank appointed hereunder (the "Bank"), the Bank will purchase the Bonds from the Authority, and the Authority will loan the proceeds of the Bonds to the Borrower to finance the Project; and

WHEREAS, pursuant to the Agreement, the Borrower will agree to make loan payments sufficient to, among other things, pay debt service on the Bonds when due; and

WHEREAS, the Authority may be required to assign its right, title and interest (subject to certain reserved rights) in the Agreement and in any note executed by the Borrower to evidence its obligations to the Authority (and any collateral granted to secure such note) pursuant to an assignment agreement (the "Assignment"), to the Bank as security for the Bonds; and

WHEREAS, a public hearing has been held in accordance with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and the Mayor of Philadelphia will be requested to approve the issue of the Bonds prior to their delivery; and

WHEREAS, the Authority desires to authorize the issuance, execution and delivery of the Bonds, and the execution and delivery of the documents, agreements and certificates further described herein, and the undertaking of the Project, and desires to authorize certain officers of the Authority to execute such documents, agreements and certificates on behalf of the Authority as shall be necessary or appropriate to issue the Bonds and to finance the Project; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE AUTHORITY AS FOLLOWS:

1. Approval of the Project. In accordance with the purposes and objectives of the Act, the Authority hereby approves of and undertakes the financing of the Project as described in the preambles of this Resolution, subject to such modifications as the Authority and the Authority's counsel shall approve. The financing of the Project will be a "project" within the meaning of that term as defined in the Act and is consistent with the public purposes of the Act.

2. Authorization and Execution of the Bonds; Loan to Borrower.

(a) In order to provide funds to pay the costs of the Project, the Authority is hereby authorized to issue the Bonds in aggregate principal amount of up to \$40,000,000, in one or more series, taxable or tax-exempt, upon the terms and conditions contained in the Agreement.

(b) The issuance of the Bonds in one or more series is hereby approved, each series to bear interest on a tax-exempt or taxable rate basis, as advised by bond counsel. The Bonds shall be designated "Philadelphia Authority for Industrial Development Revenue Bonds (William Penn Charter School), Series of 2023" or such other designation as is approved by the Chairperson or Vice Chairperson of the Authority (such approval to be evidenced by execution of the Bonds), with appropriate series or subseries designation.

(c) The Bonds shall be special obligations of the Authority payable only out of the payments made by the Borrower under the Agreement (or from other security provided by the Borrower). The Bonds shall not be in any way a debt or liability of the Commonwealth, the City of Philadelphia or of any political subdivision thereof and shall not create or constitute any indebtedness, liability or obligation of the Commonwealth, the City of Philadelphia or any political subdivision, legal, moral or otherwise, nor shall the Bonds be payable out of any funds, revenues or properties of the Authority other than those pledged therefor. Neither the general credit of the Authority nor the credit or taxing power of the City of Philadelphia, the Commonwealth or any other political subdivision thereof is pledged to the payment of the principal of the Bonds or interest thereon or any premium or other cost incident thereto. The Authority has no taxing power.

(d) The Chairperson or Vice Chairperson is hereby authorized to approve the form, exact principal amount, maturity dates, interest rates and/or modes and other terms of each series of the Bonds, such approvals to be conclusively evidenced by the execution of the Bonds as provided below.

(e) The Chairperson or Vice Chairperson of the Authority is hereby authorized to execute the Bonds by manual or facsimile signature; the Secretary or Assistant Secretary of the Authority is hereby authorized to attest by manual or facsimile signature and to affix the seal of the Authority on the Bonds (which is hereby authorized to be impressed or imprinted on the Bonds); and following such execution, the officers of the Authority are hereby authorized to deliver or to cause to be delivered the Bonds to the Bank against receipt of the purchase price specified in the Agreement, and to deposit and disburse such purchase price as provided in the Agreement.

(f) The proceeds of the Bonds shall be loaned to the Borrower to finance the Project, including reimbursement of the Borrower for capital expenditures paid prior to the issuance of the Bonds.

3. Authorization of Agreement. The Authority is hereby authorized to enter into the Agreement with the Bank and/or the Borrower providing for the negotiated sale of the Bonds through a private placement to the Bank at such price and on such other terms as may be mutually agreed upon by all parties. The Agreement shall be in such form as may be acceptable to the Authority, its counsel and bond counsel (approval of such form to be evidenced by execution of the Agreement). The Agreement shall provide for the Borrower to make payments in amounts sufficient to, among other things, meet the debt service requirements on the Bonds and any fees or other amounts due the Authority or the Bank with respect to the Bonds.

4. Execution and Delivery of Documents. The Chairperson, Vice Chairperson, Secretary, Assistant Secretary or Treasurer of the Authority is hereby authorized to execute and deliver, in the name of the Authority and on its behalf, the following documents and to approve the final form and substance thereof, and any amendments or supplements thereto before or after the initial execution and delivery thereof, such approvals to be conclusively evidenced by the execution thereof, and any officer or member of the Authority is hereby authorized to affix to all of the following documents the seal of the Authority and to attest to the same: (a) the Bonds, the Agreement and the Assignment; and (b) such other documents, agreements, including, but not limited to, any escrow or security agreements, financing statements, instruments and certifications (including a Federal Tax Certificate and I.R.S. Form 8038 and any required swap identification if the Borrower enters into a swap agreement related to the Bonds), as the executing officer or member determines to be reasonable and appropriate to provide for the issuance of the Bonds and to complete the financing for the Project as authorized by this Resolution.

5. Authority Fees. The Authority may charge the Borrower an application, origination and Authority counsel fee. Any fees shall be in an amount mutually agreed upon by the Authority and the Borrower.

6. Appointment of Bond Counsel. The appointment of Cozen O'Connor as bond counsel to the Authority for the issuance of the Bonds is hereby confirmed. The Chairperson or Vice Chairperson are authorized to appoint a replacement bond counsel or Bank at the request of the Borrower; provided that any such replacement counsel or bank has satisfied the related application approval requirements of the Pennsylvania Department of Community and Economic Development for the issuance of bonds by the Authority under the Act.

7. Dating of Bonds and Documents. The officers of the Authority are hereby authorized to approve the dated date for the Bonds and all other documents authorized hereby, such approval to be conclusively evidenced by the execution of the Bonds and such other documents as authorized hereby.

8. Electronic Signatures Permitted. The officers of the Authority may, to the full extent permitted by applicable law, execute documents in connection with the sale and issuance of the Bonds and the transactions contemplated by this Resolution by digital or other electronic means.

9. Binding Effect of Covenants and Agreements. All covenants, obligations and agreements of the Authority set forth in this Resolution and in the documents authorized hereby shall be deemed to be the covenants, limited obligations and agreements of the Authority to the full extent authorized or permitted by law, and all such covenants, limited obligations and agreements shall be binding upon the Authority and its successors from time to time and upon any board or body to which any powers

or duties affecting the same shall be transferred by or in accordance with law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Authority or the members thereof by the provisions of this Resolution or the documents authorized hereby shall be exercised or performed by such members, officers or other representatives of the Authority as may be required or permitted by law to exercise or perform the same. No covenant, obligation or agreement herein contained or contained in any documents authorized hereby shall be deemed to be a covenant, obligation or agreement of any member, officer, agent or employee of the Authority in his or her individual capacity and neither the members of the Authority nor any officer executing the Bonds, the Assignment, the Agreement or any other document authorized by this Resolution shall be liable personally thereunder or be subject to any personal liability or accountability by reason of the execution and delivery thereof.

10. Ratification of Prior Actions. All actions taken by the Authority prior to the date hereof in connection with the undertaking of the Project and the financing thereof are hereby approved, ratified and confirmed.

11. Further Action. Any officer or member of the Authority is hereby authorized and directed to execute such additional documents, including any amendments or supplements thereto, and do such further things as may be necessary or proper to carry out the intent and purpose of this Resolution or any document herein authorized.

12. Repeal of Inconsistent Resolutions. All prior resolutions or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency.

13. Effective Date. This Resolution shall take effect immediately.

Adopted: January 24, 2023

CERTIFICATE OF SECRETARY

The undersigned, (Assistant) Secretary of the Philadelphia Authority for Industrial Development (the "Authority"), hereby certifies that the foregoing is a true and correct copy of the Resolution which was adopted by a majority vote of the Authority, at a meeting thereof held after due public notice as required by law, on January 24, 2023.

(SEAL)

BY: _____
(Assistant) Secretary

January 24, 2023

RESOLUTION

Philadelphia Authority for Industrial Development

LSA – Philadelphia Program: 1700 South 49th Street

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to submit an application to the Commonwealth of Pennsylvania’s Department of Community and Economic Development’s (“DCED”) Local Share Account - (“LSA”) Philadelphia Program for authority to submit a grant request of up to \$500,000 in support of remediation at 1700 South 49th Street and commit up to \$900,000 in matching funds from the City of Philadelphia’s Industrial & Commercial Development Fund; and, upon award to enter into agreement with DCED to secure the grant.

Any of the officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements and do such other acts necessary upon such terms and conditions as they deem to be in the best interests of PAID.

BACKGROUND

DCED has established the LSA-Philadelphia Program to distribute a portion of slot machine license operation fees from casino facilities operating within the City of Philadelphia. Funds are available for economic development, neighborhood revitalization, community improvement, and other projects in the public interest within the City of Philadelphia.

PAID is applying for the LSA-Philadelphia Program in support of remediation at 1700 S. 49th Street. Located along the western bank of the Schuylkill River, the property is a parcel that is part of a 20-acre area known as the North Site. Together with another 20-acre area known as the South Site, these properties are the site of the planned Lower Schuylkill Biotech Campus (“LSBC”). PAID is seeking to remediate the site to ready it to house state-of-the-art cell and gene therapy (“CGT”) manufacturing facilities. This biomanufacturing campus will support Philadelphia’s growing biotech sector, providing for the manufacture of advanced therapeutics in immediate proximity to the world-class healthcare institutions that are delivering care to patients. Up to 4,000 jobs paying family-sustaining wages are anticipated, with a focus on employment opportunities for residents of Southwest Philadelphia.

This grant is consistent with PIDC’s Theory of Change, which acknowledges that more equitable generation of resources, investments, and access to quality jobs are integral to solving many of the long-term and embedded social, environmental, and economic mobility challenges that residents of Philadelphia face. This grant will enable PIDC to deploy real estate assets to support traditional and emerging industries, creating quality jobs as well as citywide economic growth. This will ultimately lead to a growing, diverse, and inclusive economy that produces a high quality of life for all who live and work in Philadelphia.

January 24, 2023

RESOLUTION

Philadelphia Authority for Industrial Development

LSA – Philadelphia Program: Navy Yard Quay Wall Landscaping

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to submit an application to the Commonwealth of Pennsylvania’s Department of Community and Economic Development’s (“DCED”) Local Share Account - (“LSA”) Philadelphia Program for authority to submit a grant request of up to \$215,000 in support of landscape renovations related to the Quay Wall at the Navy Yard and commit up to \$43,000 in matching funds from the Navy Yard capital budget; and, upon award to enter into agreement with DCED to secure the grant.

Any of the officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements and do such other acts necessary upon such terms and conditions as they deem to be in the best interests of PAID.

BACKGROUND

DCED has established the LSA-Philadelphia Program to distribute a portion of slot machine license operation fees from casino facilities operating within the City of Philadelphia. Funds are available for economic development, neighborhood revitalization, community improvement, and other projects in the public interest within the City of Philadelphia.

In 2022, PAID commenced the Quay Wall Reconstruction Project, a \$21.8 million initiative to reconstruct a failing 734’ section of Broad Street that serves as the primary entrance to the Navy Yard for 150 companies, 15,000 employees, and over 130,000 visitors each year. This segment of Broad Street was constructed on top of the original 120-year-old timber bridge that connected the Navy Yard to the mainland of Philadelphia, which had deteriorated significantly and forced the closure of the western pedestrian sidewalk and two shared travel lanes that were utilized by bicycles and vehicles. The Quay Wall Reconstruction Project will relocate the road 17 feet to the east, which has necessitated the removal of heritage trees and signature landscaping.

Once finished, this project will deliver a more accessible and genuinely multimodal entrance to the Navy Yard that supports pedestrians, bicycles, vehicles, ride share services, and SEPTA and Navy Yard Transit buses. This enhanced accessibility is critical to connecting all Philadelphians, particularly those in historically disadvantaged communities and communities of color, with exceptional workforce training and quality jobs through the Navy Yard Skills Initiative, as well as the 12,000 new Navy Yard jobs projected in the 2022 Navy Yard Plan over the next 15-20 years.

Signature, sustainable replacement landscaping and smart public amenities are essential to transform this area into a welcoming and accessible entry point for all employees, visitors, and future residents of the Navy Yard. PAID seeks authorization to apply for a \$215,000 grant from the LSA-Philadelphia Program to support replacement landscaping, the installation of a water fountain, and other streetscape amenities. Match funding of up to \$43,000 will be provided through the Navy Yard capital budget.

This grant is consistent with PIDC's Theory of Change, which acknowledges that more equitable generation of resources, investments, and access to quality jobs are integral to solving many of the long-term and embedded social, environmental, and economic mobility challenges that residents of Philadelphia face. This grant will enable PIDC to deploy real estate assets to support traditional and emerging industries, creating quality jobs as well as citywide economic growth. This will ultimately lead to a growing, diverse, and inclusive economy that produces a high quality of life for all who live and work in Philadelphia.