



Philadelphia Authority for
Industrial Development

AGENDA

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

FROM: KATE HAGEDORN, 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 29, 2019, at 5:00 p.m. in PIDC's Board Room, 26th Floor, Centre Square West, 1500 Market Street, Philadelphia, PA.

- I. Approval of the Minutes of the Authority for the meeting held on December 18, 2018
- II. Consider and approve Resolutions authorizing PAID to:
 - A. Enter into a contract with Johnson, Mirmiran & Thompson, Inc.
 - B. Execute a grant agreement with the PA Department of Transportation.
 - C. Submit RACP Grant Applications to the Commonwealth of Pennsylvania's Office of the Budget; enter into Grant Agreements with the Office of the Budget on behalf of the grant recipients and enter into Sub-grant Agreements with the appropriate entities of several individual projects.

January 29, 2019

RESOLUTION

Philadelphia Authority for Industrial Development

Johnson, Mirmiran, & Thompson, Inc.

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a contract with Johnson, Mirmiran & Thompson, Inc. (JMT) for the amount of one million sixteen thousand dollars (\$1,016,000) to provide engineering services for the Tinicum Island Road Relocation Project.

The appropriate officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements, and to take such other actions upon such terms and conditions as they deem to be in the best interests of the Corporation.

BACKGROUND

The relocation of Tinicum Island Road has been identified as a critical step to allow for the future expansion of cargo facilities and operations at Philadelphia International Airport (PHL). The City of Philadelphia Division of Aviation recently acquired the Henderson Parcel, a 136-acre parcel located adjacent to the Cargo City area of PHL, consistent with the approved Airport Layout Plan on file with the Federal Aviation Administration for aviation-related development. The goal of the project is to relocate a one mile portion of Tinicum Island Road, currently owned and maintained by Tinicum Township into a road anticipated to be owned by PHL in order to incorporate the new area into the airport's current operations area and accommodate expanded air cargo capacity.

The City, acting through its Department of Commerce, Division of Aviation (DOA), has entered into a professional service Provider Agreement with PAID to provide support services to the DOA to make identified DOA real property more suitable for use for cargo handling by users of Philadelphia International Airport. Under that Provider Agreement, PAID was requested to contract with an engineering firm for a project encompassing design and construction administration services for Tinicum Island Road Relocation project. The City has appropriated capital funding that will be allocated for City payment to PAID under the Provider Agreement.

JMT's proposal has been reviewed and deemed responsive by the Office of Economic Opportunity. The selection committee consisted of members of PIDC and PHL.

January 29, 2019

RESOLUTION

Philadelphia Authority for Industrial Development

*PA Department of Transportation - Congestion and Air Quality Improvement Program (CMAQ)
Federal Aid Reimbursement Agreement
Navy Yard Shuttle Bus Service*

A Resolution authorizing the Philadelphia Authority for Industrial Development to execute a federal aid reimbursement agreement for a Congestion Mitigation and Air Quality Improvement Program (CMAQ) grant of \$416,280. This grant will be used to fund additional shuttle bus service at The Navy Yard.

The appropriate officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements, and to take such other actions upon such terms and conditions as they deem to be in the best interests of the Corporation.

BACKGROUND

Current federal transportation legislation authorizes and appropriates funding for the CMAQ program. This program is for projects likely to contribute to either the attainment of national ambient area air quality standards or the maintenance of national ambient air quality standards in a maintenance area. States receive these federal funds and award to projects as appropriate.

In order to better serve the transportation needs of the growing Navy Yard population, PIDC has operated two shuttle bus service routes; the Navy Yard Loop and the Center City Express since December 2012. This combined service currently generates more than one thousand trips per day. This CMAQ grant will be used to add an additional bus to the Navy Yard Loop service in order to decrease headway times and provide additional capacity.

Following execution of the reimbursement agreement, as required by PennDOT, an RFP will be developed, publically advertised, and awarded in order to procure this additional bus service.

RESOLUTION

Philadelphia Authority for Industrial Development

Redevelopment Assistance Grant Application

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to submit Redevelopment Assistance Capital Program (RACP) Grant Applications to the Commonwealth of Pennsylvania's Office of the Budget for an aggregate amount not to exceed \$61,500,000; and to enter into Grant Agreements with the Office of the Budget on behalf of the grant recipients; and to enter into Sub-grant Agreements with the appropriate entities of the following individual projects.

Beneficiary of Prospective Award	Grant Amount
915 Spring Garden Associates LP	\$1,500,000
1801 Vine Street Development Partners	\$2,000,000
2024 N 2nd, LLC	\$1,500,000
22 S. 40th Street Owner, LLC	\$500,000
3890 North 10th Street, Inc.	\$5,000,000
Albert Einstein Healthcare Network	\$1,000,000
Allegheny West Foundation	\$2,000,000
Arsenal Associates	\$500,000
Christ Church Preservation Trust	\$1,000,000
Community College of Philadelphia	\$1,000,000
Delaware River Waterfront Corporation	\$2,000,000
E Smith Properties	\$1,000,000
Esperanza Health Center, Inc.	\$1,000,000
Free Library of Philadelphia Foundation	\$1,000,000
Friends of Independence National Historical Park	\$8,000,000
H.E. Philadelphia HC Hotel, L.L.C	\$2,000,000
Holy Family University	\$1,500,000
Independence Visitor Center Corporation	\$1,000,000
Industrial Metals Manufacturing, LLC	\$2,000,000
La Salle University	\$1,000,000

Leopard Real Estate Partners, LP	\$2,000,000
LDC Education and Training Fund	\$4,000,000
NewCourtland Elder Services	\$750,000
Pennsylvania Ballet Association	\$1,000,000
Philabundance	\$2,000,000
Philadelphia Bar Foundation	\$1,000,000
Philadelphia Mural Arts Advocates	\$750,000
Philadelphia Museum of Art	\$5,000,000
Philadelphia Ronald McDonald House	\$1,000,000
Shift Development & Construction	\$2,000,000
SUPRA Enterprises, LLC	\$750,000
The Big Sandbox, Inc.	\$500,000
Thomas Jefferson University	\$1,000,000
University of the Sciences in Philadelphia	\$750,000
WES Corporation	\$1,000,000
Woodmere Art Museum	\$500,000
Zoological Society of Philadelphia	\$1,000,000
Total	\$61,500,000

BACKGROUND

PAID is qualified as a public authority to file applications to the Commonwealth of Pennsylvania for eligible approved RACP projects. The Commonwealth of Pennsylvania's Office of the Budget requires that the applicant (PAID) provide a resolution authorizing the filing of the application and stating the amount requested.

PROJECT DESCRIPTIONS

915 Spring Garden Associates LP (Arts and Crafts Holdings)

This project consists of the redevelopment of 915 Spring Garden Street located in the City's burgeoning Spring Arts District. This redevelopment project is specifically targeting business formation and job creation in creative class industries that range from technology, job training for industries seeking affordable commercial rents. The project includes fit out of the 75,000 square foot building to accommodate 10-12 working spaces. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$9,100,000.

RACP GRANT: \$1,500,000

1801 Vine Street Development Partners (Peebles Corporation)

The project consists of the complete renovation of the former Family Court Building located at 1801 Vine Street in Philadelphia. The City made 1801 Vine Street available for renovation into a hotel, and restricted other uses. The funds will be used for construction costs associated with repairs, restoration, upgrades and code compliance of existing historic fabric as well as hazardous material remediation. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$100,000,000. This grant is in addition to \$1,500,000 previously awarded for the same project.

RACP GRANT: \$2,000,000

2024 N 2nd, LLC (James Maransky / E-Built)

The property consists of a 10-story existing warehouse, loading dock and parking lot to the South and vacant land to the North. The project will consist of total historic renovation of the existing building and the adaptive re-use of the warehouse into a mixed-use complex with commercial on the ground floors and residential above. The South lots will become on-grade parking with a podium structure and dwelling units above. The project as designed will consist of 6,600 square feet of commercial space and 120 residential units consisting of a mix of market rate units and affordable housing units. The commercial space is being earmarked for the relocation of E-Built headquarters, a growing construction / development firm, a co-working / business incubator space, a restaurant space as well as street front commercial space for a retail component. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$13,500,000.

RACP GRANT: \$1,500,000

22 S. 40th Street Owner, LLC (West Philadelphia Institute)

22 South 40th Street Owner, LLC has acquired a historically significant, 20,000 square foot office building at 40th and Ludlow Streets in West Philadelphia. The project involves the restoration of the building to its original condition, creating a vibrant community of small for-profit and non-profit enterprises. The project includes the complete renovation of the exterior facades, interior spaces with new building systems, flooring, drywall, wall/ceiling finishes and FFE. The RACP Grant is for \$500,000 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$500,000

3890 North 10th Street, Inc. (Lenfest Center)

Phase one of the project includes demolition of existing blighted structures at 3256-58, 3246R-54, 3254, and 3226 Germantown Avenue and the construction of a new mixed use building to include community-serving organizations and businesses. The second phase of the project is to renovate a series of spaces within the Lenfest Center. The RACP Grant is for \$5,000,000 and the total project costs are approximately \$19,000,000.

RACP GRANT: \$5,000,000

Albert Einstein Healthcare Network

The project involves renovations of approximately 5,000 square feet to the ground floor of the Hackenburg Building at the Main Campus. The renovations include demolition of the abandoned existing clinical and administrative space located in the ground floor of the Hackenburg Building. Funds will be used for construction costs associated with the renovation of the Emergency Department, parking and relocation of the Crisis Response Center. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$12,000,000.

RACP GRANT: \$1,000,000

Allegheny West Foundation

The project has two components. At Project Site 1, 2221-31 West Venago St, the vacant lot and deteriorating vacant building will be demolished and a mixed-use 4-story building will be constructed. Project Site 2, Panati Playground, which is located on 22nd St, will entail a 1200 square foot building addition to the current recreation center and renovations to the deteriorating bathrooms on-site. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$14,000,000.

RACP GRANT: \$2,000,000

Arsenal Associates

The project includes construction of four 2500 square foot office suites. The funds will go towards demolition of existing improvements, remediation and construction of the new offices. The RACP Grant is for \$500,000 and the total project costs are approximately \$10,000,000.

RACP GRANT: \$500,000

Christ Church Preservation Trust

Christ Church is a National Historic Landmark, founded in 1695, and the 6th most visited historic site in Philadelphia. Each year, 250,000 tourists visit to learn about the founding of America and the American Revolution. All RACP funds will be dedicated to the complete structural repair of the Christ Church steeple and the restoration of its supporting brick tower. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,000,000.

RACP GRANT: \$1,000,000

Community College of Philadelphia

The West Regional Center will become the destination campus for workforce development. The college plans to construct a new 64,000 square foot automotive technology training center. The project budget includes the land purchase, demolition of existing facilities, construction and outfitting of new facilities, and parking. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$30,000,000.

RACP GRANT: \$1,000,000

Delaware River Waterfront Corporation

The project includes renovations to Spring Garden pier in order to support future commercial and residential vertical development. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$4,000,000.

RACP GRANT: \$2,000,000

E Smith Properties

The project is the redevelopment of a 31-acre former industrial site into a vibrant 21st century live/work/play community on Venice Island in Manayunk. This project will entail a master plan that will transform a recently decommissioned paper plant into a new "Innovation Island". The plan includes the adaptive re-use of nearly 500,000 square feet of existing space, selective demolition, new construction of several commercial buildings, 100 +/- new units of multifamily residential, and public access and amenity space. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$72,000,000.

RACP GRANT: \$1,000,000

Esperanza Health Center, Inc.

During Phase I of this project, Esperanza will renovate a four-story, 35,000 square foot former bank building at 861-879 E. Allegheny Avenue to expand medical care facilities by 33 percent and the dental clinic by 33 percent. A new parking structure with 100-125 spaces will also be built. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$14,000,000.

RACP GRANT: \$1,000,000

Free Library of Philadelphia Foundation

The three locations that will be renovated are Parkway Central, the Library's largest facility and central location. The project will repair and upgrade three buildings, and will reposition these three facilities with new and expanded services. The grant will be used to fund costs of design and construction, such as hazardous material abatement, interior renovations, exterior building repairs (e.g. new windows, new roofs, façade repairs for water intrusion, new entry doors, sidewalk and exterior stairway improvements), elevator modernization, and new construction to support building expansion, technology upgrades, new furniture, fixtures, and equipment, and mechanical upgrades. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$10,000,000.

RACP GRANT: \$1,000,000

Friends of Independence National Historical Park

The Friends of Independence National Historical Park are working to have the 1st Bank of the United States brought up to code and reopened to the public. The project entails significant renovations. A fire suppression system will be installed in the building, while the existing electrical system will be modernized to comply with the current municipal codes. Likewise, the project will install a new HVAC system in the building, while a public bathroom will be constructed. The building will be made ADA compliant, while other accessibility features will be constructed. The exterior of the facility will be improved, including the restoration of its façade, roof, windows and repairs to its cornice. The RACP Grant is for \$8,000,000 and the total project costs are approximately \$30,000,000.

RACP GRANT: \$8,000,000

H.E. Philadelphia HC Hotel, L.L.C

The project includes the development of a 13-story, 322 room hotel, 7,000 square feet of ground floor retail and public parking for 220 cars, located [at 219 S 17th Street]. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$70,000,000.

RACP GRANT: \$2,000,000

Holy Family University

Renovation of two areas on University's main campus: two floors of Holy Family Hall to bring undergraduate admissions and student services together; and the Campus Center dining facility which needs a complete makeover to adequately support the food service function. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$7,000,000.

RACP GRANT: \$1,500,000

Independence Visitor Center Corporation

The project includes constructing new exhibit spaces to provide technologically advanced and educational exhibit experiences and to improve the North End corridor to ease visitor flow, allow for an expanded café. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$1,000,000

Industrial Metals Manufacturing, LLC

Building 57 is a 310,000 square feet industrial building, once associated with the Shipyard's Naval shipbuilding operations. The RACP project will consist of the revitalization of "A" Bay and "A" Loft. "A" Bay will house technologically advanced machinery to handle and manipulate massive maritime and defense production. New commercial space will be created above "A" Bay, in "A" Loft. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$4,000,000.

RACP GRANT: \$2,000,000

La Salle University

This project will improve programming, student activities, physical spaces, and amenities along with the traditional library functions, including appropriate food and beverage services, new furniture, central commons/gathering space, new access to lower level from campus path, computer-capable classroom, appropriate spaces for learning instruction, maker space (lower level), digital media wall, campus store, university archives and collections, outdoor spaces for gathering. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,000,000.

RACP GRANT: \$1,000,000

Leopard Real Estate Partners, LP

The Proto Brewery Hotel will have 125 rooms, a rooftop pool, 2 restaurants, a coffee shop, and a co-working facility, located at 1220 Frankford Avenue]. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$20,000,000.

RACP GRANT: \$2,000,000

LDC Education and Training Center

The project is the construction of a new Laborers' District Council Training/Apprenticeship School and Community Learning Center. The facility will be approximately 60,000 square feet across three floors. The RACP Grant is for \$4,000,000 and the total project costs are approximately \$20,000,000.

RACP GRANT: \$4,000,000

NewCourtland Elder Services

The project entails demolition, abatement, site work, construction costs, architecture, engineering, permits, and insurance for the LIFE Center and commercial space at 3232 Henry Avenue. The LIFE Center will be built as part of Phase 1B along with 36 units of housing and 6,000 square feet of commercial space. The RACP Grant is for \$750,000 and the total project costs are approximately \$14,000,000.

RACP GRANT: \$750,000

Pennsylvania Ballet Association

Pennsylvania Ballet Association seeks to complete its Louise Reed Center. This project will involve renovation of the current facility and new construction to build a large dance studio, a black box theater, support spaces (such as additional bathrooms, enhanced locker rooms, a company lounge, and studio rentals), and offices for the administrative staff. The expanded facility will be 44,100 gross square feet. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$7,000,000.

RACP GRANT: \$1,000,000

Philabundance

Philabundance will use the funds to construct a 19,960 square feet free-standing facility that will include: 10,000 square feet of space for a production and a training kitchen, both USDA certified; office and classroom space; locker rooms; ample storage and refrigeration; and, flexible community space. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$5,500,000.

RACP GRANT: \$2,000,000

Philadelphia Bar Foundation

The proposed Equal Justice Center will house an agglomeration of legal services agencies to create more efficient operating capacity, resulting in improved client outcomes. The EJC, an innovative energy efficient 160,000 square foot office building, will be part of a mixed-use campus dedicated to zero to low-cost legal representation. RACP will be used to fund hard construction costs. Additionally, the project seeks to include many of the recommendations in the Philadelphia 2035 plan, particularly the need to restore pedestrian connectivity and provide open space that improves tree canopy coverage. Consisting of 30,000 square feet of public green space, the project looks to restore pedestrian connectivity along Race Street creating a welcoming, safe passage way to Franklin Square Park. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$50,000,000.

RACP GRANT: \$1,000,000

Philadelphia Mural Arts Advocates

Floatlab is a floating steel ring with varying degrees of immersion into the Schuylkill River. Funds provided by RACP will be used towards eligible capital expenses, including construction expenses associated with the dock, gangway, and floating steel ring that make up FloatLab. The RACP Grant is for \$750,000 and the total project costs are approximately \$2,000,000.

RACP GRANT: \$750,000

Philadelphia Museum of Art

The Core Project will reorganize circulation at the heart of the building to improve the visitor experience. It will add 90,000 square feet of public space within the building's existing footprint, including 23,000 square feet for displaying the Museum's renowned art collection and 67,000 square feet for programming and visitor amenities. It will reopen historic spaces for the first time in decades, and establish stronger connections between the Museum and the Benjamin Franklin Parkway, Fairmount Park, and Schuylkill River Trail. It will replace HVAC, electrical, IT, fire safety, and security systems. It will improve emergency egress and ADA access. It will reduce energy consumption through cost-effective LED lighting, improved insulation, double-glazed windows, responsible water management, and building automation. Over 90% of the project scope is renovation to existing space and upgrades of building systems. The RACP Grant is for \$5,000,000 and the total project costs are approximately \$250,000,000.

RACP GRANT: \$5,000,000

Philadelphia Ronald McDonald House

This project will expand the 72,000 sq. ft., 45 bedroom property at 3925 Chestnut Street in West Philadelphia through the addition of a new 93,000 square foot tower, increasing the size of our facility to 127 bedrooms doubling the number of families who can stay at the House and utilize services. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$30,000,000. This grant is in addition to \$1,000,000 previously awarded for the same project.

RACP GRANT: \$1,000,000

Shift Development & Construction

The Beury Building renovation will create 80 1BR residential units, 50 affordable and 30 market rate plus about 15,000 square feet of commercial space. The commercial space is mostly on floors 1-2, affordable units on floors 3-8 and market rate on 8-11. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$35,000,000.

RACP GRANT: \$2,000,000

SUPRA Enterprises, LLC

This project entails the acquisition of 8.6 acres of land from PIDC and construction of a 60,000 square foot office & warehouse facility, in the West Parkside Industrial Park, area of Philadelphia. This project will include site environmental remediation and site soil and foundation stabilization work. The RACP Grant is for \$750,000 and the total project costs are approximately \$16,000,000.

RACP GRANT: \$750,000

The Big Sandbox, Inc.

The Big SandBox (TBS) is working to renovate and build 10 green schoolyards in North Philadelphia. The RACP project will consist of the Tanner G. Duckrey School the pilot schoolyard. New construction will include site improvements, construction of terraces walls, stormwater infrastructure improvements, and street enhancements. The RACP Grant is for \$500,000 and the total project costs are approximately \$1,000,000.

RACP GRANT: \$500,000

Thomas Jefferson University

This project includes the total renovation of 237,000 square feet of office space spanning 16 floors of the 1101 Market Street Building, now known as the Aramark Tower. This year, Aramark will be completely vacating the building, and Jefferson will fill this void by relocating all of its corporate service employees to the Tower. The building, which will be renamed Jefferson Tower, will require significant infrastructure improvements, including electric, data, HVAC and plumbing. The public lobby and concourse connection will also be renovated to include a new connection directly from the building to the Fashion District (former Gallery) and to the SEPTA multimodal transportation hub. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$55,000,000.

RACP GRANT: \$1,000,000

University of the Sciences in Philadelphia

Construction of a 130,000 square foot, 6-story mixed use facility that will include academic/educational & study space, student/staff residential space, public meeting facilities, student support offices, & commercial retail space. The RACP Grant is for \$750,000 and the total project costs are approximately \$30,000,000.

RACP GRANT: \$750,000

WES Corporation

The project will yield a state of the art medical facility/business service hub and headquarters for WES Corporation. The building scope of work includes: new 4 story office building to hold corporate and service staff and to provide underground parking, re-located medical offices to service behavioral health needs, medical out-patient clinics for patient direct services, complementary business services including daycare and retail services. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$10,200,000.

RACP GRANT: \$1,000,000

Woodmere Art Museum

Woodmere proposes to expand its arts education activities, by enlivening the museum's outdoor space for school groups, families, and other visitors. The new project builds on Woodmere's previous RACP project, which addressed stormwater management across the museum's landscape (installing porous paving and numerous other state-of-the-art environmental stewardship elements). The new project entails: 1) Landscaping to create an expansive outdoor nature classroom: a) earth moving, planting, and creating spaces for new sculpture and education activity; b) installing amenities, such as pathways, ramps, seating, fences, and security; c) lighting and signage to guide and engage visitors. 2) Creation of back-of-house education and office spaces. With the expansion of partnerships and education activities, office spaces and seminar spaces are needed. Renovation will include roofing, repointing of stonework, window replacement, interior renovations, elevator, and new bathrooms. The RACP Grant is for \$500,000 and the total project costs are approximately 1,000,000.

RACP GRANT: \$500,000

Zoological Society of Philadelphia

The Zoo will construct a new larger, more energy efficient Food Services Hub and restaurant. Grant funds will be used for a portion of hard construction costs to include building demolition; utility relocation; concrete; stone work (interior and exterior); structural steel; roofing; doors, frames and hardware; glass and glazing; drywall and carpentry; ceramic tile and stone flooring; carpeting and resilient flooring; painting; kitchen equipment; elevators; fire protection systems; plumbing; HVAC systems; security systems; electric; audiovisual; and telephone and data systems. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$12,000,000. This grant is in addition to \$500,000 previously awarded for the same project.

RACP GRANT: \$1,000,000