



Philadelphia Authority for  
Industrial Development

# AGENDA

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

**FROM:** MALCOLM INGRAM, 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 Thursday, October 6, 2022, 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 meetings held on September 6, 2022.
- II. Public Comments.
- III. Consider and approve Resolutions authorizing PAID to:
  - A. Convey fee simple titles to:
    - 1) A parcel at 1200 Woodhaven Rd. to the Pennsylvania Department of Transportation.
    - 2) A site at 13000 McNulty Road in the Byberry East Industrial Park to Woods Grove Capital.
  - B. 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 individual projects.

*THOSE WHO WISH TO PROVIDE COMMENTS OR QUESTIONS ARE ASKED TO DO SO VIA  
Email: [paidmeeting@gmail.com](mailto:paidmeeting@gmail.com), PRIOR TO 3 pm Wednesday, October 5, 2022.*

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*Pennsylvania Department of Transportation  
(Portion of 1200 Woodhaven Rd)*

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to convey fee simple title to an approximately 0.239-acre parcel at 1200 Woodhaven Rd. (“Site”) to the Pennsylvania Department of Transportation (PennDOT), or their assignee or nominee, for consideration of \$95,000.

The appropriate officers of PAID are hereby authorized and empowered to execute all necessary and desired 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**

PennDOT needs to acquire a sliver of land from an approximately 60.6-acre property that runs from Northeast Avenue to Byberry Road in the Somerton neighborhood of Philadelphia. The Site which also has frontage on Byberry Road is needed for infrastructure and transportation improvements related to PennDOT’s project to replace the bridge over an active CSX rail right-of-way. The project is slated to commence as soon as PennDOT completes its site assemblage process. Construction is projected to take two years.

The purchase price is based on two recent, independent real estate appraisals of the property. Net proceeds from the sale will be deposited in the Industrial and Commercial Development Fund.

The sale of this property by PAID is subject to the terms and conditions of the Philadelphia Industrial and Commercial Development Agreement (Bill No. 1048, approved April 25, 1974) and the approval of the Director of Commerce.

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*13000 McNulty Rd.  
(Woods Grove Capital)*

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to convey fee simple title to an approximately 3.2-acre site at 13000 McNulty Road (“Site”) in the Byberry East Industrial Park to Woods Grove Capital, or their assignee or nominee, for consideration of \$690,600.

The appropriate officers of PAID are hereby authorized and empowered to execute all necessary and desired 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**

Woods Grove Capital (“WGC”) is a full-service real estate company based in Greenwich, CT. WGC has acquired over \$2.5 billion in assets and 10,000,000 SF of commercial real estate space, operating assets in in several states along the eastern seaboard.

WGC proposes to acquire the Site to construct an approximately 40,000 SF small bay warehousing facility to meet a segment of market demand from smaller users looking for smaller, flexible warehousing space. The firm estimates it will invest approximately \$12.5 million to develop the project. It is anticipated that the development will support 80 permanent, full-time employees.

The purchase price is based on two recent, independent real estate appraisals of the property. Net proceeds from the sale will be deposited in the Industrial and Commercial Development Fund.

The sale of this property by PAID is subject to the terms and conditions of the Philadelphia Industrial and Commercial Development Agreement (Bill No. 1048, approved April 25, 1974) and the approval of the Director of Commerce.

**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 \$49,501,740 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.

<b>Beneficiary of Prospective Award</b>	<b>Grant Amount</b>
2500 League Island Boulevard LLC	\$4,000,000
Academy of Music, Inc	\$3,000,000
AgustaWestland Philadelphia Corporation	\$6,500,000
Albert Einstein Healthcare Network	\$1,000,000
Associated Alumni of Central High School	\$5,000,000
Brandywine Byberry LP	\$1,000,000
Broad Street Ministry	\$2,500,000
Business Association of West Parkside	\$1,000,000
Center City District	\$500,000
Charles Jacquin Et Cie, Inc.	\$1,500,000
Chernow Development, LLC	\$1,000,000
City of Phila Acting by the Board of Dir of City Trusts, d/b/a Wills Eye Hospital	\$1,500,000
City of Phila, Dept. of Commerce, Division of Aviation	\$1,000,000
City of Philadelphia – Rebuild / Lawncrest Recreation Center	\$2,000,000
City of Philadelphia – Rebuild / Shepard Recreation Center	\$2,000,000
City of Philadelphia – Rebuild / Fishtown Library & Recreation Center	\$1,001,740
Community College of Philadelphia	\$3,000,000
CP 2023 / Alexander Calder Museum	\$10,000,000
Curtis Institute of Music	\$2,000,000
<b>Total</b>	<b>\$49,501,740</b>

## **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**

### **2500 League Island Boulevard LLC**

Gattuso Development Partners is in the process of building a 130,000 square foot life sciences campus located at 2500 League Island Boulevard in the Philadelphia Navy Yard. The production building is designed to accommodate tenants engaged in viral vector manufacturing and/or cell and gene therapy processing. The \$4,000,000 in RACP will be part of the \$66,000,000 project.

**RACP GRANT: \$4,000,000**

### **Academy of Music, Inc.**

The Academy of Music located at 240 S Broad Street plans to renovate the roof, cornice, and gutters, while improving safety for ongoing rooftop maintenance in the future. The existing terne-coated standing seam roofing will be replaced with lead-coated copper roofing. Roof restoration includes the repointing, masonry repair/reconstruction, and replacement of bluestone caps on the original chimneys and brick parapets above the roofline. The original galvanized tin cornice and brackets will be restored and repainted. The cornice is above public sidewalks and restoration will protect public safety. The re-supporting of the internal framing will restore the integral, continuous gutters with liquid applied membranes. The \$3,000,000 in RACP will be part of the \$7,600,000 project.

**RACP GRANT: \$3,000,000**

### **AgustaWestland Philadelphia Corporation**

AgustaWestland Philadelphia Corporation located at 3050 Red Lion Road has constructed a training facility which includes additional hangar space, new training simulators, additional classrooms and office space. The \$6,500,000 in RACP will be part of the \$30,000,000 project.

**RACP GRANT: \$6,500,000**

### **Albert Einstein Healthcare Network**

Albert Einstein Healthcare Network located at 5501 Old York Road plans an expansion of their Emergency Department observation bays and renovation of existing space to accommodate a Trauma Family Waiting Room. The Medical Records department will be moved to the 3rd floor of the Korman building to make room for additional observation beds. Security upgrades will consist of the installation of a new turnstile system. The \$1,000,000 in RACP will be part of the \$5,000,000 project.

**RACP GRANT: \$1,000,000**

### **Associated Alumni of Central High School**

The Associated Alumni of Central High School are planning construction of a 36,000 square foot, 400 seat capacity Performing Arts Center on the School District property located at 1700 W. Olney Avenue. This project is the second phase of a three phased Master Plan for the redevelopment of the campus. The Performing Arts Center will connect to Central and expand and enhance classroom, practice and performance spaces. The \$5,000,000 in RACP will be part of the \$30,000,000 project.

**RACP GRANT: \$5,000,000**

### **Brandywine Byberry LP**

Brandywine Realty Trust will construct approximately 669,000 square feet of industrial, flex, and office development located at 15000 Roosevelt Boulevard. Extensive improvements are required, including infrastructure and traffic improvements, as well as sitework, utilities, and other work to create a pad-ready site for vertical construction. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$15,000,000.

**RACP GRANT: \$1,000,000**

### **Broad Street Ministry**

Broad Street Ministry's building located at 315 S. Broad Street, was built in 1900 and is in critical need of repair. Phase 1 restoration will include repairing, restoring or replacing the stone masonry on the exterior towers on the facade of the building, which is currently undergoing emergency stabilization work. Phase 2 renovation work will include: the flat membrane roof and sloped slate roof, any additional masonry repairs needed to the facade of the building, expansion of the existing commercial kitchen, dedicated spaces for 1:1 guest services and guest mail storage and distribution, renovated guest and new staff restrooms, floor level adjustments to achieve increased ADA accessibility, dedicated spaces for offices and meeting rooms, and for receiving, processing, and distributing clothing and personal care products. The RACP Grant is for \$2,500,000 and the total project costs are approximately \$5,250,000.

**RACP GRANT: \$2,500,000**

### **Business Association of West Parkside**

The project will repair and upgrade the Philadelphia Stars Negro League Memorial Park located at 4400 Parkside Avenue. The park is in need of repair, including landscape, fencing, site furniture, bollards, hardscapes, electrical, irrigation, and curbs. Additionally, the project will renovate the former bus turnaround at 49th and Parkside to be used as parking, a farmer's/flea market, and a craft fair. The mural currently located in the park will also be relocated. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,000,000.

**RACP GRANT: \$1,000,000**

### **Center City District**

The project will add new pedestrian and animated architectural lighting and landscaping to create a safe and attractive environment for thousands of workers, residents and shoppers. Creating new gateway signage and lighting throughout Jewelers' Row. It will create a new connection between lab spaces at the Curtis Center and the life sciences research and commercialization efforts at Thomas Jefferson University, and will add new, unifying public amenities to support the conversion of a vacant historic building. The RACP Grant is for \$500,000 and the total project costs are approximately \$1,075,000.

**RACP GRANT: \$500,000**

### **Charles Jacquin Et Cie, Inc.**

The project will renovate Jacquin's facilities, creating employee parking, upgrading the security system camera and lighting, repairing the sidewalk, installing a panic device and emergency egress, enhancing security access, replacing fences and improving the permeation tunnels. It will also fix rooftops, restore and add new chillers and a high efficiency boiler, add a quality assurance lab and teaching room, realign conveyors, and upgrade several controls. The appearance of the overall facility will be enhanced and restored by interior and exterior paint and window and fencing replacement. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$5,000,000.

**RACP GRANT: \$1,500,000**

### **Chernow Development, LLC**

The project will renovate the Old Port Richmond Power Plant's 500,000 square feet of space including: storm water drainage; energy facilities that generate and distribute power; construction and repair of sewage lines and treatment; telephone lines; demolition of appropriate structures; clearing and preparation of land; and environmental assessments. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$15,000,000.

**RACP GRANT: \$1,000,000**

### **City of Phila Acting by the Board of Directors of City Trusts, d/b/a Wills Eye Hospital**

Wills Eye Hospital located at 840 Walnut Street is renovating the 9th and 15th floors to accommodate the influx of patients in both the cornea wing and the neuro-ophthalmology wing. The project for both floors will include selective demolition, mill work, installation of new doors, windows and other openings, new drywall, ceramics, ceilings, flooring, wall covering, panels and paint. Updated fire suppression, HVAC, plumbing, electrical work and mechanical work will also be essential. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$2,400,000.

**RACP GRANT: \$1,500,000**

### **City of Phila, Dept. of Commerce, Division of Aviation**

The project entails the creation of 30+ acres of wetlands at FDR Park in Philadelphia to mitigate impacts that will occur in the development of Cargo facilities and airfield improvements at Philadelphia International Airport. This project includes excavation of soil and debris, grading, drainage system improvements (including new tide gates), removal of invasive species, and planting and establishment of wetland vegetation. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$15,700,000.

**RACP GRANT: \$1,000,000**

### **City of Philadelphia – Rebuild / Lawncrest Recreation Center**

The project will renovate the existing 21,000 square foot Lawncrest Recreation Center located at 6000 Rising Sun Avenue. The project includes renovation to the building, adjacent accessory buildings, and swimming pool area and includes the creation of an ADA accessible route within the building via a ramped hallway and building extension. The recreation building interior will be renovated. Improvements to the grounds include the playground, sport courts, sidewalk improvements, site landscaping/lighting, and site accessibility upgrades. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$14,000,000.

**RACP GRANT: \$2,000,000**

### **City of Philadelphia – Rebuild / Shepard Recreation Center**

The project will renovate the existing Shepard Recreation Center located at 5700 Haverford Avenue. The renovation project of the recreation building will include significant interior renovations, the inclusion of an elevator and entrance lobby, a new roof and flashings, along with exterior envelop improvements. The Pool Pavilion and pool equipment will also undergo improvements. Upgrades to the grounds include the playground, spray ground, basketball courts, and tree coverage. The project will also include an allowance for sidewalk improvements. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$15,000,000.

**RACP GRANT: \$2,000,000**

### **City of Philadelphia – Rebuild / Fishtown Library & Recreation Center**

The project will construct a new facility that combines the Fishtown Library and the Fishtown Recreation Center. This includes site improvements, new steel fence and entrance gate, fence curbing, new sidewalk and ADA ramps, and an allowance for site stormwater improvements related to full site drainage and plumbing infrastructure upgrades. The combined RACP Grant is for \$1,001,740 and the total project costs are approximately \$14,000,000.

**RACP GRANT: \$1,001,740**

## **Community College of Philadelphia**

The project will renovate three spaces: the Winnet Building will construct four-walled offices; one large open reception area; one multi-purpose room for use as a conference area; and two non-gender specific bathrooms. Upgrades to the Athletics Center will include structural issues, roof, gym floor, locker rooms, bleachers, scoreboards, and other issues to meet NJCAA guidelines and ADA compliance. Improvements to the historic Mint Building will include design and installation of new exterior lighting and replacement of the aging and damaged atrium skylights. The RACP Grant is for \$3,000,000 and the total project costs are approximately \$15,000,000.

**RACP GRANT: \$3,000,000**

## **CP 2023 / Alexander Calder Museum**

The project is the proposed Alexander Calder Museum in Philadelphia along the Benjamin Franklin Parkway. The building program requires approximately 15,000 square feet of enclosed space situated on a site of 1.8 acres. The building program includes a 6,000 square foot sculpture gallery, a 300-square-foot classroom and significant outdoor space for the protected display of outdoor sculptures and landscaped areas for the enjoyment of the public. In addition to the exhibition and education spaces, the site will include a café and catering area that will be used for large events and lectures. The combined RACP Grant is for \$10,000,000 and the total project costs are approximately \$40,000,000.

**RACP GRANT: \$10,000,000**

## **Curtis Institute of Music**

The project will make building improvements to 1726 Locust in the areas of energy efficiency, accessibility, and life safety. This will include enclosing the central courtyard and creating infill floors at each level to provide access to a new elevator, installing an emergency alert system and various fire safety mechanisms, and installing a VRF cooling system. The biggest portion of the project will entail the removal of an undersized, non-functional passenger elevator and the installation of a service elevator sized to transport large instruments to all levels of the building and meet accessibility requirements. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$11,200,000.

**RACP GRANT: \$2,000,000**