



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 (PAID) and its affiliates, to be held on Tuesday, March 21, 2023, at 5:00 p.m. via Zoom. <https://zoom.us/j/96979692980?pwd=YUJZOTBBeGdBeTBJZDJxSXdlQU5LZz09>
Meeting ID: 969 7969 2980
Passcode: 183876.

- I. Approval of the Minutes of the Authority for the meeting held on Tuesday, March 7, 2023.
- II. Public Comments
- III. Consider and approve Resolutions authorizing PAID to:
 - A. Enter into a lease with ContainerPort Group, Inc.
 - B. Enter into a contract with Haines & Kibblehouse, Inc.
 - C. Enter into a contract with Traffic Planning and Design, Inc.
 - D. Submit Redevelopment Assistance Capital Program (RACP) Grant Applications to the Commonwealth of Pennsylvania's Office of the Budget.

March 21, 2023

RESOLUTION

Philadelphia Authority for Industrial Development

ContainerPort Group, Inc.

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a lease with ContainerPort Group, Inc. or an approved affiliate (Tenant), for 799 rentable square feet in 4747 South Broad Street, Philadelphia, PA 19112, known as Building 101, Suite 224 (Leased Office Space) for \$37.10/sf, gross for an initial term of 36 months, with one option to renew for an additional 30 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 affiliate of World Group, an international shipping and logistics organization. Tenant is based in Cleveland, OH and operates over 1,600 trucks, serving 30 terminal locations across the country. They are a top-ten drayage carrier in the nation with over 51 years of experience. The Leased Office Space will serve as office space, supporting an ongoing contract with the Port. The Leased Office Space is anticipated to provide accommodations for at least 3 full-time employees.

The lease is a gross lease, meaning that Navy Yard CAM, Operating Expenses, and Taxes are included in the rent. The rent will escalate by 3% annually.

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

March 21, 2023

RESOLUTION

Philadelphia Authority for Industrial Development

Haines & Kibblehouse, Inc.

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter a contract with Haines & Kibblehouse, Inc. in the amount of \$652,000 to provide demolition services for improvements located at 4910 Botanic Avenue.

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

In October 2020, PAID acquired a 2.2-acre industrially zoned property located on the west bank of the Schuylkill River in southwest Philadelphia from the City of Philadelphia. The site consists of multiple structures of varying types of construction that are structurally unsound and/or past their useful life.

Upon demolition, the property will be subdivided to allow the inland portion of the parcel to become part of the Bartram's North development site in the Lower Schuylkill Biotech Campus. The riverfront portion will be deeded back to the City to become part of the Bartram's Mile segment of the Schuylkill River Trail and a public plaza to support community-based recreational and educational programs.

In January, PIDC issued a publicly advertised bid for services for Botanic Ave. Haines & Kibblehouse, Inc. was the lowest responsive bidder. The contract amount is \$567,000. M/WBE participation will be 35.5% (17% MBE and 18.5% WBE). This submission was reviewed and approved by the Office of Economic Opportunity. Staff recommends inclusion of an approximately 15% contingency and requests Board approval of an amount not to exceed \$652,000. The contingency will only be utilized in the event unforeseen conditions discovered during construction. This work will be funded from the Industrial & Commercial Development Fund (a/k/a Landbank) as well as grant funds from Commonwealth of Pennsylvania Local Share Account program.

March 21, 2023

RESOLUTION

Philadelphia Authority for Industrial Development

Traffic Planning and Design, Inc.

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a contract amendment with Traffic Planning and Design, for up to \$281,865 to provide engineering services for the SR 0291 Traffic Signal Project for the Philadelphia International Airport.

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

In early 2018, the Philadelphia Division of Aviation (DOA) acquired the Henderson Tract, a 135-acre property in Tincicum Township immediately adjacent to the runway at the Philadelphia International Airport (PHL) for development into an air logistics hub. As part of the Airport's agreement with Tincicum Township, the Airport must make improvements to traffic signals on SR 0291.

The City, acting through the DOA, has entered into a professional service Provider Agreement with PAID to provide support services to air cargo projects at PHL. Under that Provider Agreement, PAID was requested to contract with an engineering firm selected by the Airport for engineering services related to the project. The City has appropriated capital funding that will be allocated for City payment to PAID under the Provider Agreement to fund the project.

The Airport has selected Traffic Planning and Design as the consultant for the project for the proposed cost of \$245,100. Staff recommends inclusion of an approximately 15% contingency and requests Board approval of an amount not to exceed \$281,865. The contingency will only be utilized in the event unforeseen increases in scope.

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 \$17,250,000; 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
Eastern State Penitentiary Historic Site	\$750,000
Girard College	\$1,000,000
Historic Germantown Preserved	\$1,000,000
Impact Services	\$1,000,000
Fairmount Park Conservancy	\$2,000,000
L-A Battery JV, LLC	\$2,000,000
Parkway Corporation	\$4,000,000
Morris Iron & Steel Company, Inc.	\$3,500,000
National Constitution Center	\$1,000,000
Trust under the Will of James Wills (d/b/a Wills Eye Hospital)	\$1,000,000
Total	\$17,250,000

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

Eastern State Penitentiary Historic Site

Eastern State Penitentiary located at 2027 Fairmount Avenue plans to restore and preserve Cellblocks 13 and 14, the only remaining cellblocks within Eastern State that lack even temporary roof protection. The stabilization of each cellblock will be completed in three phases: roof restoration, façade restoration, and interior stabilization. The roof restoration includes structural repairs to the existing concrete slab. The drainage path will be salvaged and rebuilt, and what remains of the historic metal skylights will be salvaged, restored, and reglazed. Façade repairs will address corrosion and resultant concrete cracks and spalls caused by improperly placed original steel reinforcing bars (rebar). Plans also include installing green roofs on each building. The \$750,000 in RACP will be part of the \$1,500,000 project.

RACP GRANT: \$750,000

Girard College

This project includes creating a Science Center at the high school. The Science Center includes renovating the high school, middle school and elementary science rooms with new systems, ventilation, chemical storage areas, lighting, teaching walls, casework, chemistry hoods and computer network infrastructure. The Science Center will finally equip Girard students comparably to other independent schools. The \$1,000,000 in RACP will be part of the \$4,500,000 project.

RACP GRANT: \$1,000,000

Historic Germantown Preserved

This project has seven phases: 1. Germantown Historical Society upgrades to the fire safety, mechanical, electrical, HVAC and plumbing systems in the museum/library facility; 2. Cliveden: Interior refurbishment and HVAC upgrades to the carriage house; 3. ACES Museum: Replace roof, fire protection, provide accessibility, HVAC and interior renovation; 4. Stenton: renovation of the ancillary building to create a visitors center, ADA accessible meeting space and office space for staff; 5. Wyck: preservation of the interior and exterior, and HVAC upgrades at the main house; 6. Johnson House: Interior and exterior renovation, including preservation of doors, windows, and interior surfaces; electrical re-wiring; creating ADA compliant restrooms, site work; and work on education building; 7. Grumblethorpe: roof replacement, masonry repair, painting and plaster repair. The \$1,000,000 in RACP will be part of the \$2,000,000 project.

RACP GRANT: \$1,000,000

Impact Services

The project will develop the A & Indiana Campus including renovation of an existing 150,000 square foot Mill Building into mixed-use spaces including affordable housing and a multi-tenant community serving building. The property will be renovated subject to Historic requirements and fit out for the identified tenants. The renovations will include all new systems, floors, historic windows, roofing, elevators, stairs

and finishes. The project will also include completion of site work and parking for access to the building. The \$1,000,000 in RACP will be part of the \$12,000,000 project.

RACP GRANT: \$1,000,000

Fairmount Park Conservancy

The project will convert a historic stable and guardhouse into a public-facing welcome center. The 5,500 square foot guardhouse will be renovated into shared co-working space for community organizations that deliver park programming; the 3,600 square foot courtyard into a one-stop shop for park users with restrooms, a staffed information center, and equipment rentals; and the 4,000 square foot stables restored into a cafe and 6,700 square foot event space overlooking Pattison Lagoon. These include utilities, such as new water, wastewater, electric, and data lines. The \$2,000,000 in RACP will be part of the \$4,000,000 project.

RACP GRANT: \$2,000,000

L-A Battery JV, LLC

This RACP-defined work involves repairs to Pier 61's bulkhead and the underlying piles (pillars) supporting the pier, built in the 1920s; and the installation of modern safety railing. The overall project costs \$4,200,000 and the RACP grant is for \$2,000,000.

RACP GRANT: \$2,000,000

Parkway Corporation

2222 Market will be a new 18-story office tower built on an existing parking lot owned by Parkway. The building will consist of 331,500 gross square feet and 308,295 rentable square feet. It will be LEED certified, meeting sustainable and energy efficient building design and construction standards, and will be Fitwel certified, indicating a building that supports healthy workplace environments, fostering productivity and collaboration among workers. The total project cost is \$250,000,000 and the RACP grant is for \$4,000,000.

RACP GRANT: \$4,000,000

Morris Iron & Steel Company, Inc.

The project will repair 1,067 linear feet of the wharf, located in the south slip, so that the existing structure can continue to be operational. It will reinforce 16 cells by driving a new sheet pile wall in front of the existing bulkhead and filling that space with concrete. This project will increase Morris Iron's capacity to process and recycle more scrap metal, lower carbon emissions, improve public safety, and create more jobs for the Philadelphia area. The \$3,500,000 in RACP will be part of the \$7,500,000 project.

RACP GRANT: \$3,500,000

National Constitution Center

This project has three phases that address the exterior, infrastructure, and interior upgrades of the facility. The exterior addresses the replacement of vestibule glass, and a new roof. The infrastructure will relocate the Aerco Boiler and add another one. The interior renovations focus on updating and renovating the Core Exhibit, and the demolition, removal and reimagining the exiting ticketing desk. The \$1,000,000 in RACP will be part of the \$2,000,000 project.

RACP GRANT: \$1,000,000

Trust under the Will of James Wills (d/b/a Wills Eye Hospital)

The project will include the demolition of existing space on the 11th floor of 840 Walnut Street, Philadelphia, and construction and fit-out of reconfigured exam rooms and reconfigured research space. A new telemedicine unit will serve as the support and service hub for community outreach initiatives to underserved populations. The overall project costs \$2,600,000 and the RACP grant is for \$1,000,000.

RACP GRANT: \$1,000,000