

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT

Tuesday, February 7, 2023

Chair, Thomas Queenan, presided over the Meeting of the Members of the Board of Directors of the Philadelphia Authority for Industrial Development held on Tuesday January 24, 2023, at 5:00 p.m. via Zoom.

Other Members attending:

David Hyman

Jim Engler

Malcolm J. Ingram

PIDC staff in attendance:

Sam Rhoads, Interim President, and Executive Vice President

Ilene Burak, Esq., Senior Vice President, and General Counsel

Tiffany Canady, Senior Vice President and Chief Financial Officer

Ronette Thompson, Executive Assistant to the Interim President & EVP

Upon a motion duly made and seconded, the Minutes of the meeting held on January 24, 2023, were unanimously approved.

Mr. Rhoads announced the resignation of Cassie Gardner from the role of Executive Assistant to the President. Ronette Thompson, Executive Assistant to Mr. Rhoads, Interim President and Executive Vice President will assume the responsibilities of the Board on an interim basis.

Mr. Rhoads announced that the ordinance to extend PAID's existence has been transmitted to the Office of the Mayor and City Council. State statute prohibits PAID from existing more than 50 years and requires City Council approval for extension. PAID's existence is currently below 40 years, and consequently we are proposing to extend back to the 50-year maximum.

Councilman Squilla, as chair of the Commerce and Economic Development Committee along with Councilman Jones and Councilman Johnson, who sit on PIDC's Board, are aware of the ordinance.

Chair Queenan requested approval of the following Resolutions:

February 7, 2023

RESOLUTION

Philadelphia Authority for Industrial Development

Revision to prior authorization

Johnson, Mirmiran, & Thompson, Inc.

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a contract amendment with Johnson, Mirmiran & Thompson, Inc. (JMT) for \$177,738.84 bringing the total contract amount to \$1,986,037.84 to provide engineering services for the Tincum Island Road Relocation Project at 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

On January 15, 2019, the PAID Board approved a \$1,016,000 contract with JMT to provide engineering services for the Tincum Island Road project on behalf of the City of Philadelphia Division of Aviation (DOA). The Board approved an additional \$592,299 on November 19, 2019, and an additional \$200,000 on April 21, 2020. This project will relocate a one-mile portion of Tincum Island Road currently owned and maintained by Tincum Township into a road to be owned by the DOA in order to incorporate the DOA's acquisition of the 136-acre Henderson Tract into the airport's current operations area and accommodate expanded air cargo capacity.

Since the original contract award and subsequent amendments, many unforeseen conditions concerning underground utilities, permitting changes, etc. have increased the previously approved scope of work. As was the case for the original contract award and amendments, the funding source for this amendment is City capital funding that has been allocated for City payment to PAID under a Provider Agreement with DOA. MBE participation is 20% and WBE participation is 4%.

February 7, 2023

RESOLUTION

Philadelphia Authority for Industrial Development

PECO Energy

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a contract with PECO Energy for engineering services in the amount of \$400,000. The contract will commence on or about February 17, 2023.

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

BACKGROUND

The unregulated electric distribution grid serving the Navy Yard is owned and operated by PAID. As anticipated in the 2013 Energy Master Plan, significant investment has been required to expand and modernize the electric grid to support the significant industrial and commercial growth that has occurred at the Navy Yard since 2000. Continued expansion of Navy Yard businesses, growing US Navy activities, and the significant commercial development program recently launched by Ensemble/Mosaic necessitates further expansion and upgrades to the PAID electric distribution grid. This expansion consists of two 10MW commercial capacity expansions, as well as an additional new 20MW dedicated service to support the US Navy's test facility expansion needs.

PAID seeks authorization to contract with PECO for \$400,000 to advance detailed engineering, design, and cost estimation to support the second 10MW of new commercial capacity plus the new 20MW dedicated service for the US Navy, as well as prepare for construction to the service demarcation point at the Navy Yard. Engineering, design, and cost estimating for the first 10MW of new commercial capacity was approved by PAID in a prior Resolution dated August, 2021.

PAID will pay the initial \$400,000 cost for this contract and receive 50% (\$200,000) reimbursement from the US Navy. PAID's portion of the cost will be funded from the Navy Yard utility account.

- I. A Resolution authorizing Philadelphia Authority for Industrial Development (PAID) to enter into a contract amendment with Johnson, Mirmiran & Thompson, Inc. (JMT) for \$177,738.84 bringing the total contract amount \$1,986,037.84 to provide engineering services for the Tinicum Island Road Relocation Project at the Philadelphia International Airport.

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 PAID.

Upon a motion duly made and seconded, the Members unanimously approved the above Resolution.

- II. A Resolution authorizing PAID to enter into a contract with PECO Energy for engineering services in the amount of \$400,000. The contract will commence on or about February 17, 2023.

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 PAID.

Upon a motion duly made and seconded, the Members unanimously approved the above Resolution.

There being no further business before the Board, the meeting was adjourned.
