



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 Special Meeting of the Board of Directors of the Philadelphia Authority for Industrial Development (PAID) and its affiliates, to be held on Tuesday, June 20, 2023, at 5:00 p.m. via Zoom. <https://zoom.us/j/96979692980?pwd=YUJZOTBBBeGdBeTBJZDJxSXdlQU5LZz09>
Meeting ID: 969 7969 2980
Passcode: 183876.

- I. Approval of the Minutes of the Authority for the meeting held on Tuesday, May 16, 2023.
- II. Public Comments
- III. Consider and approve Resolutions authorizing PAID to:
 - A. Take title to a +/-0.96-acre property located at 451 University Ave. and a +/-1.52-acre property located at 501 University Ave. from the City of Philadelphia and further authorizing PAID to execute a Sales and Development Agreement with the Trustees of the University of Pennsylvania (Penn) and the Children's Hospital of Philadelphia (CHOP), or their nominees or assignees for the combined +/-2.48-acres for consideration of \$46,525,000.
 - B. Submit an application to the U.S. Department of Defense's Office of Local Defense Community Cooperation's Defense Community Infrastructure Pilot ("DCIP") program for a grant request of up to \$1.75 million and commit up to \$750,000 (30%) in matching funds from utility reserves to support a project with total project costs of up to \$2.5 million; and, upon award, to enter into a Grant Agreement to secure the grant.

RESOLUTION

Philadelphia Authority for Industrial Development

*The Trustees of the University of Pennsylvania
and the Children's Hospital of Philadelphia
(451 & 501 University Ave.)*

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to take title to a +/-0.96-acre property located at 451 University Ave. and a +/-1.52-acre property located at 501 University Ave. from the City of Philadelphia and further authorizing PAID to execute a Sales and Development Agreement with the Trustees of the University of Pennsylvania (Penn) and the Children's Hospital of Philadelphia (CHOP), or their nominees or assignees for the combined +/-2.48-acres for consideration of \$46,525,000.

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

BACKGROUND

Starting in 1979, PAID and the City of Philadelphia structured a series of transactions on the site of the former Philadelphia General Hospital (PGH) in University City with both Penn and CHOP. Over the decades these institutions have invested \$5 billion to develop 6+ million SF of world-class critical care and research facilities which have created more than 17,000 jobs. This conversion of city assets to support the expansion of the medical care and research campus will conclude with the sale of the 451 & 501 University Ave. properties. Presently, these properties are the former Medical Examiner's Office (501 University Ave.) and a medically assisted treatment facility (451 University Ave.).

PAID will convey the University Ave. properties in three (3) separate transactions to each of Penn, CHOP, and a joint venture (JV) of both institutions. 501 University Ave. will be subdivided into two (2) parts. One portion of the site will be sold to the JV which will expand an existing parking garage and construct and fit out a new medically assisted treatment facility which will be leased directly to the City through a long-term lease. The balance of this property will be sold to CHOP which will construct a yet-to-be designed facility equal to 75% of the development maximum for CMX-4 zoning. 451 University Ave. will be sold to Penn which will

construct a yet-to-be-designed facility equal to 75% to 400% of the floor-area-ratio for the site consistent with Penn's institutional district plan.

Ordinance 19-0892 authorizing conveyance to PAID for sale to Trustees of the University of Pennsylvania and the Children's Hospital of Philadelphia was approved by City Council on December 12, 2019 and signed by the Mayor on December 18, 2019. The net proceeds from the sale of these properties will be returned to the City of Philadelphia's General Fund.

June 13, 2023

RESOLUTION

Philadelphia Authority for Industrial Development

2023 Defense Community Infrastructure Pilot Program Grant Application

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to submit an application to the U.S. Department of Defense’s Office of Local Defense Community Cooperation’s Defense Community Infrastructure Pilot (“DCIP”) program for a grant request of up to \$1.75 million and commit up to \$750,000 (30%) in matching funds from utility reserves to support a project with total project costs of up to \$2.5 million; and, upon award, to enter into a Grant Agreement to secure the grant.

Jennifer Crowther is hereby designated as the Submitting Official for PAID, and any and all officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements, and to take such other actions as may be required to implement this resolution.

BACKGROUND

The DCIP Program provides awards to state and local governments, inclusive of public authorities, to address deficiencies in community infrastructure, supportive of a military installation, to enhance military value, installation resilience, and military family quality of life. The DCIP Program is a highly competitive program administered by the Department of Defense’s Office of Local Defense Community Cooperation.

PAID is applying for the FY 2023 DCIP Program to support the Philadelphia Navy Yard Substation 646 Infrastructure Project, which will deliver more reliable electricity to navy assets at Philadelphia Navy Yard Annex and is essential to military security, mission readiness, and ongoing operations.