



Philadelphia Authority for  
Industrial Development

# AGENDA

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**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, July 25, 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, July 11, 2023.
- II. Public Comments
- III. Consider and approve Resolutions authorizing PAID to:
  - A. Convey fee simple title to an approximately 2.7-acre parcel at 5210 Lindbergh Blvd. to the Southeastern Pennsylvania Transportation Authority (SEPTA), for consideration of \$1,500,000.
  - B. Accept a donation of a +/-0.792 portion of a property located 1646 S. 51st St. from Alliance 51st Street LLC for nominal consideration.

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*Southeastern Pennsylvania Transportation Authority  
(5210 Lindbergh Blvd.)*

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to convey fee simple title to an approximately 2.7-acre parcel at 5210 Lindbergh Blvd. to the Southeastern Pennsylvania Transportation Authority (SEPTA), or their assignee or nominee, for consideration of \$1,500,000.

Any and all 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**

As part of a \$1.8 billion Trolley Modernization Program, SEPTA is proposing to assemble 3 separate properties along Grays Ave. & Lindbergh Blvd. in the Kingsessing neighborhood in Southwest Philadelphia to create a trolley maintenance facility to service the new ADA-compliant trolley fleet it will take delivery of in 2027. This facility is a key component of SEPTA's program. SEPTA will acquire PAID's property at 5210 Lindbergh Blvd. along with adjacent private-owned parcels located at 5100 Grays Ave. and 5300-5346 Lindbergh Blvd. At roughly 18 acres, this assemblage will allow SEPTA to construct a new facility that is centrally located and large enough to accommodate the anticipated future fleet of articulated, ADA-accessible trolleys.

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

### *Donation of a Portion of 1646 S. 51<sup>st</sup> Street*

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to accept a donation of a +/-0.792 portion of a property located 1646 S. 51<sup>st</sup> St. from Alliance 51<sup>st</sup> Street LLC for nominal consideration.

Any and all 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**

Since the release of the Lower Schuylkill Master Plan (LSMP) in 2013, PAID has worked to assemble and prepare sites to support advanced manufacturing served as part of a long-term framework for revitalizing underutilized industrial sites along the river. Through a series of acquisitions, PAID owns all the land between a CSX railroad right-of-way, 51<sup>st</sup> St. and the Schuylkill River except for a small portion of 1646 S. 51<sup>st</sup> St. located between a portion of the Bartram's Mile segment of the Schuylkill River Trail and the river.

PIDC, on behalf of PAID, has negotiated a Donation Agreement with Alliance 51<sup>st</sup> Street LLC which owns the land to be donated. PIDC will complete a Phase I Environmental Site Assessment and subdivide the property to allow for the donation. The donated portion of the property will complete the assemblage of the Bartram's North Development Site. Along with a previously acquired parcel at 4910 Botanic Ave., the property will be used to accommodate new private investment and development as envisioned by the LSMP. It will also allow for the relocation of a two-block portion of the Schuylkill River trail to the river's edge from its present inland location along Botanic Avenue.

PAID proposes to use funds from the Industrial and Commercial Revolving Fund (more commonly referred to as the Industrial Landbank) to cover transactional costs associated with this donation.