



# 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 9, 2024, 5:00 p.m. via Zoom. <https://zoom.us/j/98677306381?pwd=Z3U4TTVrR21Ma2tuYVJ6RIY2M0lVQT09>

Meeting ID: 986 7730 6381

Passcode: 973395

- I. Approval of the Minutes of the Authority for the meeting held on Tuesday June 25, 2024.
- II. Public Comments
- III. Consider and Approve Resolutions authorizing PAID to:
  - A. enter into a contract with Verdantas, LLC for environmental consulting services for a total of up to \$332,350.
  - B. submit an application to the PA Department of Community and Economic Development (“DCED”) Multimodal Transportation Fund program (“MTF”) for a grant request of up to \$530,000 and commit up to \$230,000 (approximately 30%) in matching funds from PAID Capital Budget to support a project with total project costs of up to \$760,000; and, upon award, to enter into a Grant Agreement to secure the grant.

July 9, 2024

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*Verdantas, LLC*

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to enter into a contract with Verdantas, LLC for environmental consulting services for a total of up to \$332,350.

Any and all 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 PAID.

## **BACKGROUND**

The Lower Schuylkill Biotech Campus is in the Kingsessing neighborhood in Southwest Philadelphia and is comprised of two (2) twenty-acre properties, referred to individually as North Site and South Site. The properties will ultimately be developed for state-of-the-art cell and gene therapy manufacturing facilities.

The purpose of the services requested will mainly be on the South Site but may also include the North Site as well. The South Site requires a large amount of soil to bring the property above the flood plain for development.

PIDC issued a publicly advertised RFP on PAID’s behalf for consulting services to handle soil placement and management regarding obtaining necessary permits, evaluating the best placement location, monitoring the placement, perform necessary subsequent inspections to comply with permit conditions, etc. The Verdantas, LLC team was selected for this contract upon review of all proposals. The OEO deemed the proposal compliant with goals set for the project and participation will be 25% MBE and 25% WBE. The source of funds for this contract will be Landbank.

July 9, 2024

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*2024 Department of Community and Economic Development Multimodal Transportation Fund Grant Application*

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to submit an application to the PA Department of Community and Economic Development (“DCED”) Multimodal Transportation Fund program (“MTF”) for a grant request of up to \$530,000 and commit up to \$230,000 (approximately 30%) in matching funds from PAID Capital Budget to support a project with total project costs of up to \$760,000; and, upon award, to enter into a Grant Agreement to secure the grant.

Ilene Burak 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 MTF provides grants to encourage economic development and ensure that a safe and reliable system of transportation is available to the residents of Pennsylvania. The MTF is a highly competitive program administered by PA DCED under the direction of the Commonwealth Financing Authority.

PAID is applying to the MTF to support the South Broad Street Multimodal Improvement Project – Design & Engineering (“Project”), which will analyze and recommend multimodal solutions along South Broad Street from League Island Boulevard to the Delaware River in the Navy Yard. The final deliverable of the Project is a final design that PAID will use to implement the multimodal transformations.