



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 Meeting of the Board of Directors of the Philadelphia Authority for Industrial Development (PAID) and its affiliates, to be held on Tuesday, October 1, 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 August 20, 2024.
- II. Public Comments
- III. Consider and Approve Resolutions authorizing PAID to:
 - A. enter into a lease with Bloom 42 Venue LLC, or an approved affiliate (Tenant), for 3,600 rentable square feet in 4920 South 15th Street, Philadelphia, PA 19112, known as Building 623 (Leased Retail Space) for \$9.50 NNN for a term of 14 months.
 - B. submit Redevelopment Assistance Capital Program (RACP) Grant Application to the Commonwealth of Pennsylvania's Office of the Budget for an aggregate amount not to exceed \$91,690,810, 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.

October 1, 2024

RESOLUTION

Philadelphia Authority for Industrial Development

Bloom 42 Venue LLC.

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a lease with Bloom 42 Venue LLC, or an approved affiliate (Tenant), for 3,600 rentable square feet in 4920 South 15th Street, Philadelphia, PA 19112, known as Building 623 (Leased Retail Space) for \$9.50 NNN for a term of 14 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 Mannekin NYC, a curator of event venues and décor, headquartered in New York. The Leased Retail Space will serve as an event venue for private gatherings including corporate functions, weddings, engagement parties, baby showers, and more. In addition to providing the space to host such events, Tenant will provide audiovisual equipment, customizable lighting, seating packages, and access to premier vendors throughout the region.

The lease is a triple net lease, meaning that the Tenant will be responsible for their proportionate share of Navy Yard CAM, Operating Expenses, and Taxes billed as Additional Rent. In addition to the Base Rent, Landlord will collect Percentage Rent on 10% of gross sales exceeding \$10,000 per month.

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

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 \$91,690,810; 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**

Beneficiary of Prospective Award	Grant Amount
24th and Wharton LLC	\$540,000
5616 North Broad Street Associates LLC	\$1,250,000
AgustaWestland North America Inc.	\$6,000,000
Allegheny West Foundation	\$2,000,000
Alliance for Progress Charter School	\$500,000
BGFP Philadelphia, LLC	\$10,000,000
Broad Street Ministry	\$500,000
Carpenters Joint Apprentice Committee	\$1,200,000
City of Philadelphia	\$3,000,000
Eastern State Penitentiary	\$750,000
Fox Chase Cancer Center	\$2,000,000
Free Library of Philadelphia	\$1,000,000
Girard College	\$2,250,000
Holy Family University	\$2,000,000
International Union of Elevator Constructors	\$1,273,795
John Bartam Association	\$7,750,000
Mann Center for the Performing Arts, Inc.	\$2,000,000
Monell Chemical Senses Center	\$1,000,000
New Kensington Community Development Corporation	\$2,527,015
PA Ballet Studios	\$5,250,000
Pennrose Properties, Inc.	\$4,500,000
Philadelphia College Of Osteopathic Medicine	\$1,000,000
Philadelphia Youth Basketball, Inc.	\$4,500,000
Salvation Army	\$1,000,000
Smith Memorial Playground & Playhouse	\$1,500,000

SUPRA Enterprises Limited Liability Company	\$3,000,000
Temple University of the Commonwealth System of Higher Education	\$3,800,000
The Franklin Institute	\$10,000,000
The Philadelphia Clef Club of Jazz and Performing Arts	\$600,000
Thomas Jefferson University	\$5,000,000
Wills Eye Hospital	\$1,500,000
Women Against Abuse	\$2,500,000
Total	\$91,690,810

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

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

24th and Wharton LLC

Project will entail a new construction, mixed-use development including 12 apartments along with a corner commercial space that will house the newly reopened Barrett Education Center located at 2300 Wharton St, which will be renamed for longtime community volunteer Dorothy Allen. The RACP Grant is for \$540,000 and the total project costs are approximately \$2,100,000.

RACP GRANT: \$540,000

5616 North Broad Street Associates LLC

This property is located in the Logan/Ogontz/Fern Rock neighborhood along the North Broad commercial corridor. This project consists of renovations to an existing structure. The RACP Grant is for \$1,250,000 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$1,250,000

AgustaWestland North America Inc.

The project will construct a training facility located at 3050 Red Lion Road which includes additional hangar space, new training simulators, and additional classroom and office space. This includes constructing related infrastructure to house the training simulators and other training. The RACP Grant is for \$6,000,000 and the total project costs are approximately \$21,000,000.

RACP GRANT: \$6,000,000

Allegheny West Foundation

The project has two components. At Project Site 1, 2221-31 West Venago St, the vacant lot and deteriorating vacant building will be demolished and a mixed-use 4-story building will be constructed at Project Site 2, 2850-52 N. 22nd St, the vacant building. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$5,000,000.

RACP GRANT: \$2,000,000

Alliance for Progress Charter School

Located just south of Temple's main campus at 1722 Cecil B. Moore Ave., this project entails fitting out the fourth floor, currently in a shell condition, of the school building. The fit out will include partitions, flooring, ceiling, finished for electric, plumbing, and HVAC. The RACP Grant is for \$500,000 and the total project costs are approximately \$2,100,000.

RACP GRANT: \$500,000

BGFP Philadelphia, LLC

The Philadelphia FreezPak Logistics project, located at 2201 East Allegheny Avenue, will consist of a ground up new construction of 170,117 square foot industrial cold-storage building with a building height of 75 ft. on a seven-acre parcel, containing 20 loading docks, 30 trailer parking stalls, and 60 additional car parking. The building is designed to install a fully automated ASRS Automated Storage and Retrieval System in a portion of the building. The RACP Grant is for \$10,000,000 and the total project costs are approximately \$31,000,000.

RACP GRANT: \$10,000,000

Broad Street Ministry

Broad Streety Ministry's 315 S Broad St. building was built in 1900 and is in critical need of repair. Due to decades of deferred maintenance the facility is in dire need of improvements in order to both preserve the integrity of the building and better serve BSM's mission in the 21st cent The RACP Grant is for \$500,000 and the total project costs are approximately \$1,000,000.

RACP GRANT: \$500,000

Carpenters Joint Apprentice Committee

This project will rehabilitate and modernize the Carpenters Joint Apprentice Training Center facility located on 2901 Southampton Road. Included in the modernization: welding exhaust duct replacement and welding equipment, replacement of heat exchangers, replacement of roofing and install. The RACP Grant is for \$1,200,000 and the total project costs are approximately \$2,300,000.

RACP GRANT: \$1,200,000

City of Philadelphia

In early 2018, the Philadelphia Division of Aviation (DOA) acquired the 135-acre Henderson Tract in Tincum Township, adjacent to the runway at Philadelphia International Airport (PHL), for the development of an air logistics hub. The site contains federally and state-regulated wetlands and waterways, which must be relocated to accommodate the DOA's proposed development. This includes 45 acres of unprogrammed, heavily disturbed land, which will undergo restoration to create a tidal wetland mosaic aimed at enhancing riparian areas along Shed Brook Creek. The project will expand habitats for native plants and wildlife, provide opportunities for wildlife observation, and integrate with the park's master plan. The initiative will also generate clean fill for master plan implementation and offset wetland impacts caused by planned improvements at PHL, such as the expansion of cargo facilities and related infrastructure on 1500 Pattison Avenue. The RACP Grant is for \$3,000,000 and the total project costs are approximately \$15,000,000.

RACP GRANT: \$3,000,000

Eastern State Penitentiary

The project will 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 restore. The RACP Grant is for \$750,000 and the total project costs are approximately \$2,100,000.

RACP GRANT: \$750,000

Fox Chase Cancer Center

The project will renovate and improve the Fox Chase Cancer Center Infusion Pharmacy, in order to enhance the patient experience, and enable Fox Chase to store and administer drugs in a safe and updated environment, as well as enable Fox Chase to further grow market share. The project will relocate the pharmacy to West Building, 333 Cottman Avenue from its existing location, and will bring the Infusion Room Pharmacy into compliance with USP 800. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$3,500,000.

RACP GRANT: \$1,500,000

Fox Chase Cancer Center

The project involves the construction of a 15 bed ICU in an addition that will be connected to the current ICU space. When construction of the new unit is complete we will break thru the outer ICU wall and connect the spaces. Move all functions into the new space and renovate the current ICU space for waiting, consult room and storage. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$500,000

Free Library of Philadelphia

The scope of the proposed building, located at 4634 Frankford Ave., will encompass renovations of the sidewalk, building exterior, entry, and lobby repairs and improvements; ADA-compliant lift installation; creation of new, enclosed and acoustically sound meeting rooms at the rear of the main level; reconfiguration of the lower level that will create an additional public meeting room; and new lighting and signage installation. An updated lift will provide accessibility within the guidelines of the Americans with Disabilities Act (ADA) to the lower level and main level; the user will be able to operate the lift independently. An expanded children's area will utilize the high lobby space to create a stepped seating area; it also includes a family restroom and water fountain. A new teen area in the rear at the window overlooking Overington Street is a designated space for patrons ages 12 and above. New lower Level Bathrooms will feature updated and new fixtures and finishes. New meeting rooms will expand available public meeting space to five rooms of various sizes from one large but fairly inflexible space. RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,100,000.

RACP GRANT: \$1,000,000

Girard College

The Founder's Hall renovations will help preserve the building and allow this National Treasure, on the Historic Register, to be available year-round to the public. Located at 2101 S College Ave, the project includes interior work to create a single, large, multi-purpose room for events or a classroom-style education seminar as well as a museum exhibit space worthy of Stephen Girard's legacy. Adjacent rooms will be repurposed for support spaces, a catering kitchen and break out conferencing spaces. Infrastructure upgrades are needed for accessibility, HVAC, electrical, lighting and life safety systems. The RACP Grant is for \$2,250,000 and the total project costs are approximately \$12,000,000.

RACP GRANT: \$2,250,000

Holy Family University

The project entails a strategic approach to campus redesign, based on modeling of enrollment projections and new guidance that encourages facility planners to segment campus needs, located at 9801 Frankford Ave. It will allow for the new construction of a visibly attractive facade on the building and be a show case in the center of the HFU campus. The newly created space will serve as a central gathering space for the community, students, faculty, and home to a one stop shop for enrollment services. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$5,000,000.

RACP GRANT: \$2,000,000

International Union of Elevator Constructors

This project, located at 12273 Townsend Rd, entails the renovation and repurposing of existing facilities owned by the International Union of Elevator Constructors (IUEC) Local 5 into a new training school for elevator constructors located at 12273 Townsend Rd. The RACP Grant is for \$1,273,795 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$1,273,795

John Bartram Association

In Phase 1, Bartram's Garden is partnering with Mural Arts Philadelphia to install FloatLab, a 75-foot floating classroom and art space designed by artist J. Meejin Yoon and her associates at Howeler+Yoon Architecture, by Fall 2022. In Phase 2, Bartram's Garden will establish a new ecosystems education center to complement the Partnership for the Delaware Estuary's forthcoming cutting-edge freshwater mussel hatchery. The new compound will also be accessible via the Garden's 56th Street entrance, creating with FloatLab a new hub for watershed access, education, and recreation. The RACP Grant is for \$7,750,000 and the total project costs are approximately \$22,000,000.

RACP GRANT: \$7,750,000

Mann Center for the Performing Arts, Inc.

The proposed \$2,000,000 RACP project scope will be limited to the specific projects within Phase 5 that address emergency infrastructure and life-safety improvements on the Mann Center entertainment campus at 5201 Parkside Ave. Including gutter repair, soffit replacement, and electrical infrastructure design and construction to fix failing almost 50-year old electrical grids and wiring across the Mann's campus. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$6,000,000.

RACP GRANT: \$2,000,000

Monell Chemical Senses Center

The Monell Center is a nonprofit research institute focused on the senses of taste and smell located south of Penn's main campus at 3500 Market St. The project will: relocate current administrative offices; renovate under-used space in the lower level of Monell West into bench science and training facilities. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,100,000.

RACP GRANT: \$1,000,000

New Kensington Community Development Corporation

2917-21 Kensington, a 10,000 square foot existing building, is a 5 minute walk from NKCDC's offices; a block in the other direction is NKCDC's future center for community engagement and McPherson Gateway Garden. It will be a key anchor on the avenue due to its size and location. NKCDC recently acquired the building, which will be used for health & wellness programming. The RACP Grant is for \$2,527,015 and the total project costs are approximately \$5,000,000.

RACP GRANT: \$2,527,015

PA Ballet

The project consists of a renovation to the Ballet's current building at 323 N. Broad Street and the construction of an additional 43,000 square foot facility. The new facility will include: four spacious dance studios; a state-of-the art black box performance space with dynamic functions; a dancer wellness center; a costume shop; offices for administrative staff; a community classroom; and a gathering space for the public. The RACP Grant is for \$5,250,000 and the total project costs are approximately \$20,000,000.

RACP GRANT: \$5,250,000

Pennrose Properties, Inc.

Bartram Village Phase I is a new construction general occupancy affordable development to be constructed adjacent to Bartram Village on a formerly industrial use lot. The project is in the Kingsessing neighborhood of Southwest Philadelphia at 2639 South 58th Street, Philadelphia. The property will consist of 64 units, in a townhouse mix of eight (8) one-bedroom units, thirty-one (31) two-bedroom units, twenty-three (23) three-bedroom units, and two (2) four-bedroom units. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$5,500,000.

RACP GRANT: \$2,000,000

Pennrose Properties, Inc.

The project will construct a 55-unit development in a 4-story building in the Overbrook neighborhood of Philadelphia on 65th & Lansdowne. The building contains all one-bedroom units for senior occupancy, six of which will be fully accessible. The RACP Grant is for \$2,500,000 and the total project costs are approximately \$5,000,000.

RACP GRANT: \$2,500,000

Philadelphia College Of Osteopathic Medicine

The newly expanded Family Medicine Suite located at 2100 W Cambria St, to include approximately 8,000 sf of existing unoccupied space on the first floor of Rowland Hall, will include 15 patient exam rooms; a 15 seat preceptor/multipurpose room; waiting, reception, and business areas; The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,000,000.

RACP GRANT: \$1,000,000

Philadelphia Youth Basketball, Inc.

The project will renovate the existing building located at 4250 Wissahickon Ave. The renovation will include the following improvements: environmental abatement, select demolition, site-work and utility improvements, and structure. The RACP Grant is for \$4,500,000 and the total project costs are approximately \$10,000,000.

RACP GRANT: \$4,500,000

Salvation Army

Located at 1501 N. Broad Street, the proposed RACP scope will be limited to the renovation of resident and men's staff bathrooms, including the design, engineering, and removal of hazardous materials; reception room renovations, resident window replacement with safety bars, floor retiling, replace ceiling tiles, paint, and the creation of a playground for residents of the overall project description. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,000,000.

RACP GRANT: \$1,000,000

Smith Memorial Playground & Playhouse

This project will support major infrastructure upgrades to the 120-year-old Smith Playhouse located in east Fairmount Park. Renovations will add 4,000 square feet of space by transforming areas of the building that are not currently usable. The majority of the new space will become a n. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$1,500,000

SUPRA Enterprises Limited Liability Company

The project will entail site environmental remediation and extensive site soil and foundation stabilization work, and construction of the new facility at the West Parkside, located at 4801 Jefferson Street This new facility will include a "certified clean facility" to support vaccines and sustain the company. The RACP Grant is for \$3,000,000 and the total project costs are approximately \$12,000,000.

RACP GRANT: \$3,000,000

Temple University of the Commonwealth System of Higher Education

This project creates a new Center for Anti-Racism and upgrades to the Africology/African American Studies (AAS) department. More specifically, the project will enclose existing exterior overhang areas, and provide interior renovations to create the new Cen. The RACP Grant is for \$1,300,000 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$1,300,000

Temple University of the Commonwealth System of Higher Education

The project involves the renovation of various buildings on Temple University's Health Science Center (HSC) located at 3401 N Broad St, targets the campus for life safety, code, and ADA-related improvements. The scope includes upgrades to public areas, including entrance lobbies, common spaces, corridors, elevator lobbies, and restrooms. The project also includes the replacement of the Old Dental School building's windows that are at the end of their lifecycle. This will provide energy savings as the new windows will be better insulated and provide additional comfort for the building occupants. A large focus of the project involves the modernization of restrooms that have not been renovated since the buildings were constructed. The project will bring to code, modernize, and expand access to spaces on campus and help improve the experience for students, staff, and visitors. The RACP Grant is for \$2,500,000 and the total project costs are approximately \$5,000,000.

RACP GRANT: \$2,500,000

The Franklin Institute

The project will include upgrades to existing electrical and digital infrastructure, and life-safety systems, along with the expansion of the two-story collections gallery. Additional wo. The RACP Grant is for \$10,000,000 and the total project costs are approximately \$20,000,000.

RACP GRANT: \$10,000,000

The Philadelphia Clef Club of Jazz and Performing Arts

Located at 736 S. Broad Street, this project includes replacement of roof, modifying plumbing systems: Potable Water Systems, Combined Sanitary/Storm Sewer and Natural Gas; modifying the electrical systems: Electric Service and Power Distribution, Interior Lighting, Exterior Lighting, Fire. The RACP Grant is for \$600,000 and the total project costs are approximately \$1,500,000.

RACP GRANT: \$600,000

Thomas Jefferson University

This project includes the total renovation of 237,000 square feet of office space spanning 16 floors of the 1101 Market Street Building, now known as the Aramark Tower. This year, Aramark will be completely

vacating the building, and Jefferson will fill. The RACP Grant is for \$5,000,000 and the total project costs are approximately \$12,000,000.

RACP GRANT: \$5,000,000

Wills Eye Hospital

The project consists of the renovation and expansion of the Cornea and Neuro-Ophthalmology department, located at 840 Walnut St. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$3,300,000.

RACP GRANT: \$1,500,000

Women Against Abuse

WAA's emergency safe havens are Philadelphia's only shelters specifically for people experiencing domestic violence, at an undisclosed location to preserve the safety and integrity of the organization. The RACP Grant is for \$2,500,000 and the total project costs are approximately \$5,000,000.

RACP GRANT: \$2,500,000