



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, March 4, 5:00 p.m. via Zoom. <https://zoom.us/j/98677306381?pwd=Z3U4TTVrR21Ma2tuYVJ6RIY2M0lVQT09>

Meeting ID: 971 8232 1723  
Passcode: 724644

- I. Approval of the Minutes of the Authority for the meeting held on January 21, 2025..
- II. Public Comments
- III. Consider and Approve Resolutions authorizing PAID to:
  - A. enter into an Intergovernmental Agreement and a License Agreement with the City of Philadelphia (the "City") and a Sublicense Agreement with American Airlines, Inc. ("AA") to undertake design and construction in and around the Philadelphia International Airport ("Airport") for, among other things, the stabilization of certain baggage handling systems and the installation of 3 elevators in Terminal A-East ("Project").
  - B. enter into a contract with Brown and Caldwell for engineering services for the River Water Conversion Project at the Navy Yard for a total of up to \$598,036.
  - C. enter into a contract with Pennoni Associates, Inc. to provide engineering services for the design of an access driveway and public trail extension ("the 61st Street Connector") in Southwest Philadelphia for a total contract of \$392,690.
  - D. enter into a contract with TK Elevator for elevator modernization at Building 101 at the Navy Yard for a total of up to \$354,182.
  - E. enter into a lease with Our Community Staffing Agency, Inc., or an approved affiliate (Tenant), for 2,097 rentable square feet in 4747 South Broad Street, Philadelphia, PA 19112, known as Building 101, Suite 223 (Leased Office Space) for \$19.00 NNN for a 24-month term.



March 4, 2025

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*Philadelphia International Airport and American Airlines, Inc.*

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to enter into an Intergovernmental Agreement and a License Agreement with the City of Philadelphia (the “City”) and a Sublicense Agreement with American Airlines, Inc. (“AA”) to undertake design and construction in and around the Philadelphia International Airport (“Airport”) for, among other things, the stabilization of certain baggage handling systems and the installation of 3 elevators in Terminal A-East (“Project”). The term of the agreements will be for one year and will have 3 one-year extensions. The total cost of the Project will not exceed \$83,000,000.

All officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements and to take such other acts as are necessary to assist the City and AA act upon such terms and conditions as they deem to be in the best interests of PAID.

## **BACKGROUND**

AA is the largest airline carrier at the Airport. It has approximately 110 routes from the Airport and serves 18.5 million passengers in Philadelphia a year, which is 63% of all people flying in and out of Philadelphia.

The City and AA desire to design and construct necessary expansions, renovations, and repairs, in and around the Airport’s Terminals A-East, B and C, and necessary and desirable ancillary facilities, including, but not limited to, stabilization of baggage handling system facilities that are at or near the end of their useful life so that they will continue to be operable while replacement of the facilities is designed and constructed and installation of three (3) elevators for transport of arriving international passengers from certain gates in Terminal A-East to the Federal Inspection Services (Customs and Border Protection).

March 4, 2025

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*Brown and Caldwell*

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to enter into a contract with Brown and Caldwell for engineering services for the River Water Conversion Project at the Navy Yard for a total of up to \$598,036.

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 project involves the design for replacement of domestic and fire protection booster pumps in various US Navy facilities within the Navy Yard. Work includes project management, data collection, design submittals, permitting support, and owner’s representative services.

Brown and Caldwell will perform the work for an amount not to exceed \$598,036. Subconsultants include KSE (MBE-certified) for 5% and Envision (WBE-certified) for 13%.

-March 4, 2025

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*Pennoni Associates, Inc.*

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to enter into a contract with Pennoni Associates, Inc. to provide engineering services for the design of an access driveway and public trail extension (“the 61st Street Connector”) in Southwest Philadelphia for a total contract of \$392,690.

Any of the officers of PAID are hereby authorized and empowered to execute all necessary 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**

Through a series of transactions, PAID acquired a handful of properties along the Schuylkill River in Southwest Philadelphia. These sites have been assembled into the Lower Schuylkill Innovation Campus (LSIC). This contract is for engineering services for the design of the 61st Street Connector, which will be a shared driveway for trucks to access the future LSIC’s South Site and a public pedestrian and bicycle pathway connecting 61st Street to the Schuylkill River Trail. The 61st Street Connector will divert future truck traffic from 56th Street, which is a residential road that also serves the Philadelphia Housing Authority’s Bartram Village Complex, Bartram’s Garden, and the Schuylkill River trail. Pennoni Associates was selected to perform the design work for the 61<sup>st</sup> Street Connector through a competitive solicitation. 26% of the work will be performed by M/WBE-certified firms (SAS Geospatial, LLC, CGC Geoservices. LLC, and Studio Sustena).

This contract will be funded through a grant from DCED’s Statewide LSA program to PIDC-FC. This award was subgranted to PAID. The scope of services under this contract includes preliminary design, topographic survey, geotechnical work, permitting, sitework inspections and testing, and the preparation of construction documents. In addition to DCED Statewide LSA award, available funds from the City Capital Budget and the Industrial & Commercial Development Fund (Landbank) will be used as needed.

March 4, 2025

## **RESOLUTION**

Philadelphia Authority for Industrial Development

### *TK Elevator*

A Resolution authorizing Philadelphia Authority for Industrial Development (PAID) to enter into a contract with TK Elevator for elevator modernization at Building 101 at the Navy Yard for a total of up to \$354,182.

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 elevator system at Building 101 is aging and must be upgraded to current standards. Construction services were requested through an openly advertised bid to upgrade the system.

TK Elevator was the lowest responsible responsive bid and was approved by Philadelphia's Office of Economic Opportunity (OEO) regarding meeting the goals set for the contract. The amount bid for the project was \$307,984. The contract amount not to exceed \$354,182 includes a 15% contingency. .

March 4, 2025

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*Our Community Staffing Agency, Inc. d/b/a OCSA Construction Inc.*

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a lease with Our Community Staffing Agency, Inc., or an approved affiliate (Tenant), for 2,097 rentable square feet in 4747 South Broad Street, Philadelphia, PA 19112, known as Building 101, Suite 223 (Leased Office Space) for \$19.00 NNN for a 24-month term.

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 a locally based construction management company, headquartered in Philadelphia. The Leased Office Space will serve as office space, supporting Tenant's back-of-house administrative functions. The Leased Office Space is anticipated to provide accommodations for 6-7 full-time employees.

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. After the first six months, the base rent will escalate by \$2.50 per square foot. Rent for the final 12 months will be \$24.00 NNN.

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