



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, September 16, 2025, 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 August 5, 2025.
- II. Public Comments
- III. Consider and Approve Resolutions authorizing PAID to:
 - A. enter into a contract with Gannett Fleming for bridge engineering services for a total of up to \$2,000,000.
 - B. amend a contract with JPC Group for construction services for the Rehabilitation of the South 26th Street Bridge over the Reserve Basin at the Philadelphia Navy Yard for a total of up to \$3,354,933
 - C. enter into a lease with Vollers Excavating & Construction, Inc., or an approved affiliate (Tenant), for 1,221 rentable square feet in 1321 Intrepid Avenue, Philadelphia, PA 19112.
 - D. enter into a lease with Dental Arts Group, or an approved affiliate (Tenant), for 3,480 rentable square feet in 1321 Intrepid Avenue, Philadelphia, PA 19112.
 - E. enter into a lease with Orbis Sibro, Inc., or an approved affiliate (Tenant), for 1,871 rentable square feet in 4747 S. Broad Street, Philadelphia, PA 19112.

September 16, 2025

RESOLUTION

Philadelphia Authority for Industrial Development

Gannett Fleming

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to enter into a contract with Gannett Fleming for bridge engineering services for a total of up to \$2,000,000.

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 Navy Yard Lift Bridge was originally constructed in 1942 and is currently undergoing repairs deemed as immediate and short-term per recent inspections. The bridge carries two opposing traffic lanes of Basin Bridge Road over the west end of the reserve basin.

In order to meet all federal, state, and local requirements regarding bridge repair, services were requested through an openly advertised RFP on the PennDOT ECMS contracting platform to prepare a bid package for contractors to perform the long-term repairs, also as recommended by inspections of the bridge. The project is being funded through a grant administer by PennDOT and required local matching funds.

Gannett Fleming was selected to perform the contract. The contract value recommend is not to exceed \$2,000,000 (which is the amount of the grant and associated match).

September 16, 2025

RESOLUTION

Philadelphia Authority for Industrial Development

JPC Group

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to enter into a contract amendment with JPC Group for construction services for the Rehabilitation of the South 26th Street Bridge over the Reserve Basin at the Philadelphia Navy Yard for a total of up to \$3,354,933.

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 Navy Yard Lift Bridge was originally constructed in 1942 and rehabilitated last in 2003. The bridge carries two opposing traffic lanes of Basin Bridge Road over the west end of the reserve basin.

In order to meet all federal, state, and local requirements regarding bridge maintenance and repair, services were requested through an openly advertised bid for contractors to perform repairs and associated maintenance.

JPC Group was the lowest responsive responsible bidder for the project. The bid amount was \$2,549,939 and staff recommended inclusion of an approximately 10% contingency and the Board approved of an amount not to exceed \$2,804,933.

September 16, 2025

RESOLUTION

Philadelphia Authority for Industrial Development

Vollers Excavating & Construction, Inc.

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a lease with Vollers Excavating & Construction, Inc., or an approved affiliate (Tenant), for 1,221 rentable square feet in 1321 Intrepid Avenue, Philadelphia, PA 19112, known as Quarters M-7, Suite 200 (Leased Office Space) for \$25.00 triple net for an initial term of 38 months, with a 36-month renewal option.

Any and all 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 New Jersey-based organization establishing a Philadelphia presence at the Navy Yard. Tenant specializes in civil construction work providing sitework, demolition, engineering, and construction services. The Leased Office Space will serve as office space, supporting Tenant's back-of-house administrative functions for approximately 5-6 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. The first 2 months of base rent will be abated. After the first year, the base rent will escalate by 2.5% annually.

PAID will install a demising wall to create the Leased Office Space prior to Tenant's occupancy and provide a \$12.00 per square foot tenant improvement allowance. The Leased Office Space will otherwise be delivered to Tenant in "as-is" condition. CBRE represents the Tenant and PAID will pay the broker's fee to them.

September 16, 2025

RESOLUTION

Philadelphia Authority for Industrial Development

Dental Arts Group

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a lease with Dental Arts Group, or an approved affiliate (Tenant), for 3,480 rentable square feet in 1321 Intrepid Avenue, Philadelphia, PA 19112, known as Quarters M-7, Suite 100 (Leased Office Space) for \$23.00 triple net for an initial term of approximately 134 months, with two 60-month renewal options.

Any and all 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 Philadelphia-based dental organization, combining their specialty surgical practices to create a new office at the Navy Yard. Tenant currently operates nine dental offices located throughout Philadelphia and New Jersey. The Leased Office Space will serve as a surgical center, specializing in endodontics and periodontics.

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. The first 14 months of base rent will be abated. After the first year, the base rent will escalate by 2.5% annually.

The Leased Office Space will be delivered to Tenant in “as-is” condition and PAID shall provide a \$35,000 allowance towards physical improvements. CBRE represents the Tenant and PAID will pay the broker’s fee to them.

September 16, 2025

RESOLUTION

Philadelphia Authority for Industrial Development

Orbis Sibro, Inc.

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a lease with Orbis Sibro, Inc., or an approved affiliate (Tenant), for 1,871 rentable square feet in 4747 S. Broad Street, Philadelphia, PA 19112, known as Building 101 (Leased Office Space) for \$26.50 triple net for an initial term of 65 months, with a 36-month renewal option.

Any and all 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 South Carolina-based organization relocating their satellite office from Building 100 in the Navy Yard. Tenant is a Veteran Owned Small Business specializing in DOD contract work and providing engineering, IT, and consulting services to the US Navy, the Navy Yard's largest employer. The Leased Office Space will serve as office space, supporting Tenant's back-of-house administrative functions for approximately 14 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. The first 5 months of base rent will be abated. After the first year, the base rent will escalate by 2.5% annually.

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