



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 14, 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 September 30, 2025.
- II. Public Comments
- III. Consider and Approve Resolutions authorizing PAID to:
 - A. acquire a 1.44-acre parcel located at 5022 Grays Ave. in the Lower Schuylkill River from the City of Philadelphia and to allow PAID to subsequently convey this property to the Southeastern Pennsylvania Transportation Authority (SEPTA) or its nominee or assignee for nominal consideration.
 - B. enter into a lease with Fortis Native Group, LLC or an approved affiliate (Tenant), for 200 rentable square feet in 4601 South Broad Street, Philadelphia, PA 19112, known as Quarters M-2, Suite C (Leased Office Space) for \$1,200 per month, gross for an initial term of 36 months.
 - C. amend a contract with Modjeski and Master for bridge engineering services for a total of up to \$478,405.

RESOLUTION

Philadelphia Authority for Industrial Development

Southeastern Pennsylvania Transportation Authority (SEPTA)
(5022 Grays Avenue)

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to acquire a 1.44-acre parcel located at 5022 Grays Ave. in the Lower Schuylkill River from the City of Philadelphia and to allow PAID to subsequently convey this property to the Southeastern Pennsylvania Transportation Authority (SEPTA) or its nominee or assignee for nominal consideration.

The appropriate 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

SEPTA is in the early stages of a nearly \$2 billion Trolley Modernization program. As part of this 10-year program, SEPTA is building a new heavy maintenance facility to service its modern trolley fleet on a parcel it has assembled at 51st St. & Grays Ave. To build this new facility, SEPTA must realign a portion of 51st Street at the eastern side of its assemblage and reconfigure this intersection. To complete this realignment, SEPTA must acquire a 1.44-acre portion of a property opposite 51st St. This City-owned site was subdivided on September 23, 2025 to create 5022 Grays Ave. Once the street is realigned, SEPTA will dedicate the 51st Street right-of-way to the City.

On June 19, 2019, Mayor Kenny signed Ordinance 19-0438 authorizing the City of Philadelphia to convey four properties located in the Lower Schuylkill River to PAID at nominal consideration, including 5014 Grays Avenue (the Property). The Property is an I-2 (medium industrial) zoned site.

PIDC completed a Phase II Environmental Site Assessment of 5022 Grays Ave. which had been used as a trash incinerator by the City. The incinerator has been unused for decades. The site is contaminated consistent with its use and surrounding industrially zoned sites. Per the terms of the purchase agreement, SEPTA will be responsible for the cleanup needed to support the proposed development on the Property.

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.

October 14, 2025

RESOLUTION

Philadelphia Authority for Industrial Development

Fortis Native Group, LLC

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a lease with Fortis Native Group, LLC or an approved affiliate (Tenant), for 200 rentable square feet in 4601 South Broad Street, Philadelphia, PA 19112, known as Quarters M-2, Suite C (Leased Office Space) for \$1,200 per month, gross for an initial term of 36 months.

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 an Alabama-based organization, operating under the direction of Ecker Holding Company – a division of the Poarch Band of Creek Indians. Tenant is a Tribally-owned organization, with designation as a Small Disadvantaged Business. They are contracted with the Navy to perform services related to HVAC maintenance at the Navy Yard. Tenant specializes in providing a variety of services including facilities management, technical operations, and logistics support. The Leased Office Space will serve as office space, supporting Tenant's administrative functions for approximately 2-3 employees.

The lease is a gross lease, meaning that Navy Yard CAM, Operating Expenses, and Taxes are included in the rent. The rent will escalate by 3% 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.

October 14, 2025

RESOLUTION

Philadelphia Authority for Industrial Development

Modjeski and Masters

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to amend a contract with Modjeski and Master for bridge engineering services for a total of up to \$478,405.

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 RFP to prepare a bid package for contractors to perform repairs and associated maintenance. Services also included acting as the owner’s representative and engineer of record to maintain a bridge profile in PennDOT’s system.

Mojeski and Master was selected to perform the contract for a Board-approved amount not to exceed \$255,628. The current requested amendment scope of work is to prepare a bid package and act as the owner’s representative for the next two-year contract to perform repairs and associated maintenance on the lift bridge.