



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, December 9, 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 November 25, 2025.
- II. Public Comments
- III. Consider and Approve Resolutions authorizing PAID to:
 - A. enter into a lease with UPA 3.0 Owner LLC (Landlord) or its assignee, and a sublease with the City of Philadelphia, acting through its Department of Public Property, for an approximately 118,000 square feet portion of the property located at 4101 Market Street and a portion of a parking garage to be constructed at 17-31 N. 40th Street.
 - B. amend the contract with Union Roofing for roof replacement services for a total of up to \$458,998.99.
 - C. grant an easement to PECO Energy Company ("PECO").

December 9, 2025

RESOLUTION

Philadelphia Authority for Industrial Development

The City of Philadelphia
(Police Forensics Laboratory, 4101 Market Street)

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a lease with UPA 3.0 Owner LLC (Landlord) or its assignee, and a sublease with the City of Philadelphia, acting through its Department of Public Property, for an approximately 118,000 square feet portion of the property located at 4101 Market Street and a portion of a parking garage to be constructed at 17-31 N. 40th Street. The lease term will be 29 years and 11 months. Annual rent over the term will be at a flat rate of \$9,274,800.00 plus a proportionate share of the operating expenses and sub-metered utility costs for the leased premises.

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

In June 2023, PIDC issued a Request for Information on behalf of the City of Philadelphia seeking sites to house its new Police Forensics Laboratory (Forensics Lab). After an extensive selection process, the City selected a site at 4101 Market Street to serve as the new long-term home for the Forensics Lab. The site selected is an 8-story, purpose-built structure completed in 2023 to house modern laboratory tenants. The City's lease represents approximately 40% of the space in the building. Pursuant to the terms of the lease terms the City has negotiated, the Landlord will manage the improvements and fit out of the space needed to create a state-of-the-art Forensics Lab and construct a parking garage at 17-31 N. 40th Street to securely house the Police Department's specialized crime scene investigation vehicles.

Ordinance 250323 authorizing this transaction was approved by City Council on May 8, 2025, and signed by Mayor Parker on May 29, 2025.

December 9, 2025

RESOLUTION

Philadelphia Authority for Industrial Development

Union Roofing

A Resolution authorizing Philadelphia Authority for Industrial Development (PAID) to amend the contract with Union Roofing for roof replacement services for a total of up to \$458,998.99.

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

Quarters A and Quarter K located in the Navy Yard have aging roof systems that are beyond their useful life. In order to preserve the buildings, services were requested through an openly advertised bid to replace the roofing systems.

Union Roofing was the lowest responsible responsive bid. The amount bid for Quarters A was \$194,000 and for Quarters K (an alternate bid) was \$189,000. The contract amount not to exceed \$440,450, which included a 15% contingency, was approved by the Board in July. However, unforeseen conditions discovered during construction exceeded this amount by \$18, 548.99.

December 9, 2025

RESOLUTION

Philadelphia Authority for Industrial Development

PECO Energy Company

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to grant an easement to PECO Energy Company (“PECO”). The easement will give PECO rights over certain streets at the Navy Yard which will allow ingress to and egress from the property that PECO is acquiring from the Philadelphia Regional Port Authority (“PhilaPort”).

Any and all 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

PECO is acquiring approximately 12 acres of land from PhilaPort to construct a new, 70-megawatt substation that will provide power which is greatly needed for development of both the Navy Yard and PhilaPort’s property. The substation will also relieve the demand on the Penrose substation, which is currently servicing much of South Philadelphia including the Navy Yard as well as the Bellweather District.

The land that PECO is acquiring from PhilaPort is landlocked and, therefore, PECO needs access the property. As the streets at the Navy Yard are not public streets, PAID must grant an easement to permit PECO to access their parcel. The easement will begin at the intersection of Broad Street and League Island Boulevard and will continue southeast to an access road that leads to the property. The easement agreement prohibits heavy truck access to and from the property during rush hour throughout the term of construction of the substation. Once the substation is completed, PECO may access the substation at any time.