



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, June 16, 2026, 5:00 p.m. via Zoom. <https://zoom.us/j/96293583102?pwd=EIChq5xvLHbtP4G0bohHSPOUOFI3aw.1>

Meeting ID: 962 9358 3102
Passcode:494921

- I. Approval of the Minutes of the Authority for the meeting held on May 19, 2026.
- II. Public Comments
- III. Consider and Approve Resolutions authorizing PAID to:
 - A. submit an application to the U.S. Department of War's Office of Local Defense Community Cooperation's Defense Community Infrastructure Pilot ("DCIP") program for a grant request.
 - B. submit an application to the PA Department of Community and Economic Development's ("DCED") Business in Our Sites Program ("BOS Program")
 - C. enter into a lease with HKA Enterprises, LLC, or an approved affiliate (Tenant), for 1,346 rentable square feet in 1117 Admiral Peary Way, Philadelphia, PA 19112
 - D. amend its contract with Urban Engineers, Inc. dated June 2, 2026, which was approved by this board on May 19, 2026, to increase the scope of work to include civil engineering services.

June 16, 2026

RESOLUTION

Philadelphia Authority for Industrial Development

2026 Defense Community Infrastructure Pilot Program Grant Application

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to submit an application to the U.S. Department of War’s Office of Local Defense Community Cooperation’s Defense Community Infrastructure Pilot (“DCIP”) program for a grant request of up to \$6.5 million and commit up to \$2.8 million (equal to 30% of \$9.3M total project cost) in matching funds from the PAID Navy Yard capital budget; and, upon award, to enter into a Grant Agreement to secure the grant.

Jennifer Crowther is hereby designated as the Submitting Official for PAID, and each officer of PAID is hereby individually authorized and empowered to execute all necessary documents and agreements, and to take such other actions as may be required to implement this resolution.

BACKGROUND

The DCIP Program is a highly competitive grant program administered by the Department of War’s Office of Local Defense Community Cooperation. The DCIP Program is designed to address deficiencies in community infrastructure that supports a military installation’s readiness and lethality. This program benefits and supports the readiness and lethality of military installations as well as service members and their families and the defense communities they live and work in.

PAID is applying for the FY 2026 DCIP Program to support the South Broad Street Access Optimization Project, Phase 2. The modernization of the 3,100-linear ft of South Broad Street will expand access and reduce commute times along the primary gateway to the 1,200-acre Philadelphia Navy Yard. This quality-of-life project will reduce congestion, improve safety, and ensure efficient travel to mission-critical activities within the yard. As the Navy Yard rapidly expands as a maritime and defense industry hub, upgrading and modernizing the infrastructure is vital to support growth, enhance commuter quality of life, sustain the operational efficiency of the Navy, and advance national defense priorities.

PAID currently is prospecting multiple local and state opportunities for the 30% match requirement; however, those applications will be submitted after this DCIP deadline. Therefore, PAID is giving its authorization for the full match requirement, though we anticipate PAID’s contribution will be reduced as additional local and state funds are secured.

June 16, 2026

RESOLUTION

Philadelphia Authority for Industrial Development

*2026 Department of Community and Economic Development
Business in Our Sites Grant & Loan Application*

A Resolution authorizing Philadelphia Authority for Industrial Development (“PAID”) to submit an application to the PA Department of Community and Economic Development’s (“DCED”) Business in Our Sites Program (“BOS Program”) totaling:

- \$4,000,000 as a grant; and
- \$6,000,000 as a loan for a term of 20 years at a fixed interest rate of 2% or 3%, which is set at the time of loan approval. All principal and interest payments will be deferred, and no interest will accrue, until the property is leased or sold. In the event that the property is neither sold nor leased during the five-year period following completion of the site development work, PAID may be required to commence amortization and repayment of the loan.

This Resolution further authorizes PAID to enter into such grant and loan documents as necessary for strategic sites redevelopment for expanding economic development in accordance with the attached resolution.

Ilene Burak, Secretary and Lawrence McComie, Assistant Secretary are hereby each individually designated and empowered to execute all necessary documents and agreements, and to take such other actions as may be required to implement this resolution.

BACKGROUND

The BOS Program provides grants and loans for the acquisition and development of key sites for future use by businesses, private developers, and others. The BOS Program is intended to provide financial assistance to municipalities and others to plan and prepare sites for future use.

PAID is applying to the BOS Program to support the Greenway District at the Navy Yard. The Greenway District is a 54-acre parcel that in total will create 3,000 jobs for Pennsylvania. The scope of the BOS application is for Phase 1, a \$60 million scope of work that includes relocating approximately 20 acres of wetlands, importing approximately 300,000 cubic yards of clean fill to rise the site by 10 feet, installation of an electric grid layout to facilitate a microgrid community, installing new connections to water, sewer, and gas infrastructure, and grading the site to be “pad ready” for development.

Authorized Official Resolution

Be it RESOLVED, that the Philadelphia Authority for Industrial Development (PAID) of Philadelphia County hereby request a Business in Our Sites Grant in the amount of \$4,000,000 and a Loan in the amount of \$6,000,000 from the **COMMONWEALTH FINANCING AUTHORITY** through the Department of Community and Economic Development of the Commonwealth of Pennsylvania to be used for Site Preparation at the Greenways District at the Philadelphia Navy Yard.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Ilene Burak, Secretary and Lawrence McComie, Assistant Secretary as the official(s) to execute all documents and agreements between the Philadelphia Authority for Industrial Development and the **COMMONWEALTH FINANCING AUTHORITY** through the Pennsylvania Department of Community and Economic Development to facilitate and assist in obtaining the requested grant & loan.

I, Ilene Burak, duly qualified Secretary of the Philadelphia Authority for Industrial Development, Philadelphia County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Philadelphia Authority for Industrial Development Governing Body at a regular meeting held June 16, 2026 and said Resolution has been recorded in the Minutes of the Philadelphia Authority for Industrial Development and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Philadelphia Authority for Industrial Development, this _____ day of __, 2026.

Philadelphia Authority for Industrial Development
Name of Applicant

Philadelphia
County

Secretary

June 16, 2026

RESOLUTION

Philadelphia Authority for Industrial Development

HKA Enterprises, LLC

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a lease with HKA Enterprises, LLC, or an approved affiliate (Tenant), for 1,346 rentable square feet in 1117 Admiral Peary Way, Philadelphia, PA 19112, known as Quarters M, Suite D (Leased Office Space) for \$25.00 triple net for a term of 36 months.

Any one 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

Headquartered in Duncan, South Carolina, Tenant provides staffing and workforce solutions, placing skilled tradespeople in shipyards and worksites across the country.

The Leased Office Space will serve as Tenant's hub for its onsite Project Coordination team as it operates as a Tier 1 labor provider for Hanwha Philly Shipyard.

The lease is a triple net lease, meaning that the Tenant will be responsible for its proportionate share of Navy Yard CAM, Operating Expenses, and Taxes billed as Additional Rent. The first 3 months of base rent will be abated. After the first year, the base 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.

June 16, 2026

RESOLUTION

Philadelphia Authority for Industrial Development

Urban Engineers, Inc.

A Resolution authorizing Philadelphia Authority for Industrial Development (PAID) to amend its contract with Urban Engineers, Inc. dated June 2, 2026, which was approved by this board on May 19, 2026, to increase the scope of work to include civil engineering services for the demolition of Building 23 at the Navy Yard and to amend the original contract amount from \$520,767 to an amount not to exceed \$807,692.

Each officer of PAID is hereby individually 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 base contract provides for the demolition engineering services and owners representative services for the demolition of Building 646 and the Marine Railway, as well as to provide owners representative services for the demolition of Building 23. This contract amendment is to add demolition engineering services for the demolition of Building 23 to the base contract.

Building 646 was historically used as a service building for machinery, painting and blasting, and a tool crib. The Marine Railway was a mechanical system consisting of inclined tracks extending from land into the water, used to haul boats or ships out of the water onto shore for storage, maintenance, or repair. Building 23 was used as a steam plant. An engineering evaluation in 2025 found environmental hazards and structural issues that deemed Building 23 unfit for salvage. The three structures have been vacant and unused for decades due to their poor condition, obsolescence, complexity and cost of demolition.

The demolition of Building 23 is in line with national calls to modernize and expand the maritime industry by demolishing these long-vacant structures to redevelop parcels for highest and best use such as new manufacturing facilities, laydown space, or parking. The new developable parcels will support the expansion plans of maritime businesses at the Philadelphia Navy Yard (namely Hanwha Philly Shipyard and Rhoads Industries).

The source of funds for this contract will come for a grant PAID received a Pennsylvania Strategic Investments to Enhance Sites (PA SITES) from the Pennsylvania Department of Community and Economic Development (DCED) (Contract No. is C000097928; effective date 3/27/2026). The grant will be used for engineering costs associated with the demolition of industrial structures in the shipyard district to prepare parcels for industrial use at the Navy Yard.