

SPORTZHEALTHPBC

A Pennsylvania Public Benefit Corporation | Advancing Community Health Through Sport, Science & Workforce Development

Political Briefing Memo: Three-Way Public Benefit Partnership SportzHealth PBC | Budd Bioworks | City of Philadelphia

TO:	Philadelphia City Councilmembers; Pennsylvania State Legislators; City Agency Leaders
FROM:	SportzHealth PBC Government & Community Relations
DATE:	August 2026
RE:	Three-Way Public Benefit Partnership – SportzHealth PBC Budd Bioworks City of Philadelphia
SUBJECT:	Formal Request for Municipal and Legislative Support of a Community-Centered Biotech Workforce and Health Equity Initiative

1. EXECUTIVE SUMMARY

SportzHealth PBC respectfully requests the formal support of Philadelphia City Councilmembers, Pennsylvania State Legislators, and City Agency Leaders for a proposed three-way Public Benefit Partnership among SportzHealth PBC, Budd Bioworks (a Plymouth Group life sciences development), and the City of Philadelphia. This partnership is designed to activate the 37-acre former Budd Company industrial campus at Fox Street and Hunting Park Avenue in North Philadelphia as a nationally distinctive anchor for biotech workforce development, community health programming, and youth athletic development. The initiative directly advances Philadelphia's life sciences economic priorities, the City's Consolidated Plan commitments to equitable neighborhood development, and the Commonwealth's workforce and health equity goals. SportzHealth PBC urges prompt engagement to capitalize on the current rezoning window and the growing momentum of Philadelphia's life sciences sector.

2. ABOUT SPORTZHEALTH PBC: MISSION & ORGANIZATIONAL IDENTITY

SportzHealth PBC is a Pennsylvania Public Benefit Corporation (PBC) dedicated to improving community health outcomes through the intersection of sports medicine, preventive care, biotech workforce access, and youth athletic programming. As a legally designated Public Benefit Corporation, SportzHealth PBC is obligated under Pennsylvania law to generate measurable public benefit alongside financial performance — distinguishing it from conventional private enterprises and making it a natural, structurally accountable partner for mission-aligned public-private partnerships.

SportzHealth PBC operates at the nexus of three converging public priorities:

- **Public Health:** Delivering preventive care, sports medicine, and chronic disease management to underserved communities
- **Workforce Development:** Creating credentialed, living-wage pathways into Philadelphia's growing life sciences and biotech sector
- **Community Sports Engagement:** Using athletics as a platform for youth development, health education, and academic and career pipeline building

Primary Focus Populations:

- Underserved North and West Philadelphia communities
- Youth ages 8–24 seeking athletic development, health education, and career exposure
- Returning residents and justice-involved individuals seeking stable, credentialed employment
- Unemployed and underemployed adults seeking healthcare and biotech career pathways

3. THE BUDD CAMPUS OPPORTUNITY: CONTEXT & SIGNIFICANCE

The former Budd Company manufacturing plant — shuttered in 2003 after nearly a century of industrial operation — spans more than 37 acres at the intersection of Fox Street and Hunting Park Avenue in North Philadelphia. Acquired and redeveloped by Plymouth Group beginning in 2019, the site has been

repositioned as Budd Bioworks: a life sciences anchor campus comprising 450,000+ square feet of cGMP biomanufacturing space, laboratory, R&D, and office facilities at Fox Street, Philadelphia, PA 19129.

Campus Location Advantages

- Centrally situated between Center City Philadelphia and the suburban Main Line corridor
- Approximately 15 minutes from University City (University of Pennsylvania, Children's Hospital of Philadelphia, Wistar Institute)
- Direct SEPTA transit access serving surrounding North Philadelphia neighborhoods
- 2,160+ on-site parking spaces, supporting workforce and community access

Current Policy and Market Context

- As of mid-2026, Philadelphia City Council is actively considering rezoning portions of the Budd campus from purely industrial to mixed-use (commercial, residential, community) — creating an urgent and time-limited window for the structuring of community benefit agreements and partnership frameworks
- Philadelphia's life sciences sector employs approximately 5,000 city residents and hosts 25+ cell and gene therapy companies; the region consistently ranks among the top 10 U.S. biopharma markets
- The City of Philadelphia's Department of Commerce awarded \$450,000 in SBIR/STTR Matching Grants to 21 life sciences companies in January 2026, underscoring strong municipal commitment to life sciences sector growth
- However, rising vacancy rates in Philadelphia life sciences real estate — 22.5% as of Q1 2026 (CBRE) — signal a critical need for community-anchored, mission-driven uses that activate underutilized lab and campus space through public partnership

■ Policy Window

The pending Budd campus rezoning deliberations represent a finite and consequential opportunity. Community benefit provisions, if not structured during this legislative window, may be significantly more difficult to secure post-approval. Early legislative and agency engagement is essential.

4. ALIGNMENT WITH CITY AND COMMONWEALTH PRIORITIES

The proposed three-way partnership is not a standalone initiative — it is a direct operational response to documented policy priorities at the municipal, state, and federal levels.

Priority Framework	Alignment with Proposed Partnership
Philadelphia 2023–2027 Consolidated Plan	Directly addresses identified gaps: low job creation and retention, inadequate educational attainment pathways, neighborhood instability, and lack of community amenities in target zip codes
City Annual Action Plan Goals	Advances economic opportunity and equitable neighborhood development through job training, health access, and community programming in North Philadelphia
Philadelphia Department of Commerce — Life Sciences Strategy	Provides community-rooted workforce pipeline infrastructure to expand resident participation in the life sciences sector
Pennsylvania Commonwealth Workforce Development	Delivers credentialed training in cGMP biomanufacturing and bioprocessing aligned with PA DCED and PA Dept. of Labor & Industry priorities
Pennsylvania Health Equity Initiatives	Targets chronic disease prevention, behavioral health, and access to preventive care in medically underserved communities
Mayor's Office — Health Disparities Reduction	Expands community health clinics, sports medicine access, and wellness programming in North Philadelphia
North Philadelphia Community Needs	Addresses documented gaps in employment, healthcare access, and structured youth programming in affected neighborhoods

5. PROPOSED PARTNERSHIP STRUCTURE: THREE-WAY PUBLIC BENEFIT PARTNERSHIP

The partnership is organized into three programmatic tiers, each with defined institutional partners, target populations, deliverables, and accountability benchmarks. All three tiers operate within a unified governance framework detailed in Section 7.

TIER 1 | Biotech Workforce Pipeline — SportzHealth PBC + Budd Bioworks

- On-campus biomedical workforce training programs co-located at Budd Bioworks cGMP facility
- Credentialed certificate and registered apprenticeship pathways in cGMP manufacturing, quality assurance, lab operations, and bioprocessing
- Priority enrollment for North and West Philadelphia residents, returning citizens, veterans, and justice-involved individuals
- **Target:** 150+ workforce program participants annually by Year 3
- Curriculum development partnerships with the Jefferson Institute of Bioprocessing, Community College of Philadelphia, and regional HBCU institutions
- Earn-while-you-learn cohort models designed to eliminate economic barriers to participation

TIER 2 | Community Health Programming — SportzHealth PBC + City of Philadelphia

- Free and subsidized sports medicine clinics, injury prevention screenings, and preventive care programming at dedicated Budd campus community space
- School-based and community health outreach coordinated through the Philadelphia Department of Public Health
- Mental health and wellness integration through co-located partnership with local Federally Qualified Health Centers (FQHCs) and behavioral health providers
- Targeted chronic disease prevention programming — obesity, diabetes, hypertension — addressing conditions at elevated prevalence in target zip codes

- Community health data collection and de-identified research collaboration opportunities with regional academic medical centers

TIER 3 | Youth Sports & Athletic Development — SportzHealth PBC + City of Philadelphia Parks & Recreation

- Multi-sport youth athletic programming utilizing Budd campus outdoor and flexible indoor space
- Integrated coaching, sports medicine, nutrition education, and college readiness programming for youth ages 8–24
- Pipeline programming into sports medicine, kinesiology, and biotech academic tracks at regional institutions
- Partnership with Philadelphia Parks & Recreation, PIAA athletic associations, and Philadelphia youth sports leagues
- **Target:** 500+ youth participants served annually by Year 2

6. ANTICIPATED COMMUNITY BENEFITS

The following table summarizes the projected direct and indirect community benefits of the three-way partnership, spanning economic, health, educational, and civic dimensions.

Benefit Category	Projected Outcome	Timeline
Biotech Jobs & Training	150+ living-wage biotech training and employment slots annually for Philadelphia residents	Year 3 steady state
Youth Programming	500+ youth served annually through integrated sports, health, and academic programming	Year 2 steady state

Benefit Category	Projected Outcome	Timeline
Healthcare Access	Reduction in preventable emergency room visits through community sports medicine and preventive health clinics	Year 1 onward
Private Investment Leverage	\$TBD million in anticipated private investment leveraged by public partnership commitment (pending feasibility study)	Year 1–2
Real Estate Activation	Activation of underutilized Budd campus space for measurable public benefit uses, reducing 22.5% sector vacancy burden	Year 1
Tax Base & Stabilization	Increased tax base, reduced commercial vacancy, and improved neighborhood stabilization in North Philadelphia	Years 2–5
Youth Idleness Reduction	Measurable reduction in youth idleness rates and improvement in school attendance metrics in target zip codes	Year 2 onward
Research Partnerships	Community health data collection and research collaboration opportunities with regional academic medical centers	Year 2 onward

7. GOVERNANCE AND ACCOUNTABILITY STRUCTURE

SportzHealth PBC is committed to a governance model characterized by transparency, community representation, and rigorous public accountability. The following framework governs the three-way partnership:

- **Tripartite MOU/Partnership Agreement:** Formal, legally binding agreement executed among SportzHealth PBC, Budd Bioworks (Plymouth Group), and the City of Philadelphia, establishing roles, obligations, funding streams, and performance benchmarks
- **Annual Public Reporting:** Annual community benefit metrics report submitted to Philadelphia City Council, publicly available and FOIA-compliant
- **Community Advisory Board:** Standing advisory body composed of North Philadelphia neighborhood residents, faith community leaders, youth representatives, and workforce program graduates
- **Independent Programmatic Audit:** Third-party programmatic and financial audit conducted every two years, with findings reported publicly to City Council

- **Public Records Compliance:** All use of public funds subject to full FOIA-compliant public records disclosure
- **Community Benefits Agreement Alignment:** Partnership structure developed in alignment with Philadelphia's established Community Benefits Agreement (CBA) framework and best practices

■ Accountability Commitment

SportzHealth PBC's Public Benefit Corporation status creates a legal obligation — not merely a voluntary commitment — to generate and report measurable public benefit. This structural accountability distinguishes the proposed partnership from conventional public-private arrangements and provides participating public officials with a durable accountability mechanism.

8. REQUESTED ACTIONS FROM OFFICIALS

SportzHealth PBC respectfully requests the following specific actions from each audience of this memo. These requests are designed to be actionable within existing official authority and current legislative calendars.

Official Audience	Requested Action
Philadelphia City Councilmembers	Introduce or co-sponsor a formal City Council resolution of support for the three-way Public Benefit Partnership Facilitate introductions to the Philadelphia Industrial Development Corporation (PIDC) and Department of Commerce leadership Support inclusion of Budd campus community use provisions in any pending zoning amendments before Council Advocate for Capital Budget line items for community health and youth sports infrastructure at the campus
Pennsylvania State Legislators	Champion state funding through Pennsylvania's Life Sciences Greenhouse, Ben Franklin Technology Partners, or DCED workforce development grant programs Support inclusion of the Budd campus in any Commonwealth biotech workforce initiative legislation or appropriations Facilitate connections to the PA Department of Health and PA Department of Labor & Industry for program co-funding and regulatory alignment

Official Audience	Requested Action
City Agency Leaders <i>(Commerce, Public Health, Parks & Recreation, PHDC)</i>	Schedule formal partnership scoping meetings with SportzHealth PBC leadership at earliest availability Identify existing grant funding pipelines, open RFPs, and city program slots that may be directed toward the partnership Provide official letters of support for pending state and federal grant applications Designate agency liaisons to the tripartite planning committee for ongoing coordination

9. NEXT STEPS AND PROPOSED 90-DAY ENGAGEMENT TIMELINE

SportzHealth PBC proposes the following phased engagement timeline to move the partnership from memo distribution to formal agreement execution and programming launch.

Phase	Period	Key Activities
Phase 1 — Distribution & Briefings	Month 1 August 2026	Official distribution of this memo to all addressed parties Initial one-on-one stakeholder briefings with Council offices and agency leaders Outreach to PA legislative district offices serving North Philadelphia
Phase 2 — Scoping & MOU Drafting	Month 2 September 2026	Formal scoping meetings with City agencies (Commerce, Public Health, Parks & Recreation, PHDC) MOU drafting initiated among SportzHealth PBC, Budd Bioworks, and City representatives Grant opportunity identification and pre-application coordination
Phase 3 — Community Launch	Month 3 October 2026	Community Advisory Board formation and inaugural convening Public announcement of partnership intent with City co-presenters Council resolution introduced; agency letters of support finalized
Phase 4 — Formal Launch	Q1 2027	Formal MOU execution by all three partners State and federal grant applications submitted Programming pilot launch — Tier 1 cohort recruitment and Tier 3 youth enrollment

10. CONTACT AND FOLLOW-UP

Officials and staff are encouraged to direct all inquiries, scheduling requests, and correspondence to SportzHealth PBC's Government & Community Relations office. SportzHealth PBC is prepared to provide supplemental briefing materials, draft MOU language, program outcome frameworks, and letters of support upon request.

SportzHealth PBC | Government & Community Relations

Ray Rashied, Founder, Executive Director

rayj@nasi7.org or government@sportzhealthpbc.org | 267-974-5305

<https://www.sportzheathpbc.org>

Mailing Address: [Street Address], Philadelphia, PA | Available for in-person meetings at City Hall or Budd campus upon request

SportzHealth PBC sincerely thanks each official and agency leader for their time, dedication to Philadelphia's communities, and ongoing public service. We remain steadfastly committed to the health, economic advancement, and long-term vitality of North Philadelphia and the City as a whole — and we look forward to building this partnership with you. Philadelphia's moment in the life sciences is now; we respectfully urge that its residents share fully in its promise.

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This document is intended for distribution to Philadelphia City Councilmembers, Pennsylvania State Legislators, and City Agency Leaders. All information contained herein is accurate as of the date of preparation. For questions regarding document contents, contact SportzHealth PBC Government & Community Relations.