

City of Philadelphia



Council of the City of Philadelphia
Office of the Chief Clerk
Room 402, City Hall
Philadelphia

(Resolution No. 260412)

RESOLUTION

Honoring and congratulating Sam Rhoads on his retirement after 31 years of distinguished service at PIDC, Philadelphia's public-private economic development corporation, and recognizing his transformative impact on the City's economic landscape.

WHEREAS, Sam Rhoads joined PIDC on January 3, 1995, embarking on a career spanning more than three decades defined by innovation, leadership, as Executive Vice President, and a brief tenure as Interim President, where he guided the organization's real estate, financing, and business support functions through its most pivotal chapters; and

WHEREAS, Sam was instrumental in introducing and scaling critical financial tools, including the first local use of Tax Increment Financing (TIF), the HUD Section 108 Loan Guarantee Program, and the launch of PIDC's Community Development Financial Institution (CDFI), which have become essential engines for inclusive local development and capital delivery to underserved communities; and

WHEREAS, Sam's expertise in public-private project finance helped catalyzed the revitalization of Philadelphia's most iconic landmarks, including the master-planned transformation of the 1,200-acre Philadelphia Navy Yard into a global innovation district; his integral role in structuring the development of Philadelphia's current professional sports complex; and his contribution in facilitating the complex financing required to renovate and repurpose several vacant, historic high-rises into world-class hotel accommodations; and

WHEREAS, His leadership drove the transformation of industrial sites like the former Schmidt's Brewery at Second and Girard, a project that jump-started growth in Northern Liberties, Fishtown, and Kensington, and the evolution of the former Civic Center into a world-class healthcare and life sciences campus, now anchored by leading institutions such as Penn Medicine and the Children's Hospital of Philadelphia (CHOP); and

WHEREAS, Beyond his technical mastery, Sam has dedicated himself to the community through board service at The Wyck House and The Wistar Institute, while serving as a steadfast mentor

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to generations of PIDC staff, cultivating a culture of excellence and integrity that will shape the City's economic development for years to come; and

WHEREAS, On May 15, 2026, Sam Rhoads will conclude his 31-year chapter at PIDC, leaving behind an indelible imprint on the city's skyline and economic landscape as he transitions into a well-deserved retirement to focus on his family; now, therefore, be it

RESOLVED, THAT THE COUNCIL OF THE CITY OF PHILADELPHIA, Hereby honors and congratulates Sam Rhoads on his retirement and expresses its sincere gratitude for his decades of visionary service to the City of Philadelphia.

FURTHER RESOLVED, That an Engrossed copy of this Resolution be presented to Sam Rhoads as a token of this legislative body's profound respect and admiration.

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CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the twenty-third day of April, 2026.

Kenyatta Johnson
PRESIDENT OF THE COUNCIL

Elizabeth McCollum
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Driscoll

Sponsored by: Council President Johnson, Councilmembers Driscoll, Ahmad, Bass, Brooks, Gauthier, Gilmore Richardson, Harrity, Jones, Landau, Lozada, O'Neill, O'Rourke, Phillips, Squilla, Thomas and Young