

QUESTIONS AND ANSWERS

Administrative

1. **Will NYCEDC release the attendance list and the slides that are presented today?**
 - A Yes, the attendance list and slides have been posted to the RFP website.
2. **Can you provide the names of the NYCEDC team members leading this process?**
 - A For inquiries related to this procurement, please email FlushingAirportRFP@edc.nyc.
3. **Should I refer to the Appendix J Block and Lots in the RFP or in the Addendum?**
 - A Please refer to the blocks & lots listed in Addendum 1.
4. **Are the Consent Order and Site Management Plan included in the accessible project file?**
 - A Yes, these documents are included in the Site File. Please request the Site File from FlushingAirportRFP@edc.nyc.

Site Visit and Logistics

5. **For the Site Visit, should attendees just bring the waiver with them or submit one in advance to RSVP email?**
 - A Those who wish to attend the Site Visit must complete the following by 5:00PM ET on January 3, 2025:
 - Send a RSVP with first name, last name, and company name to FlushingAirportRFP@edc.nyc; and
 - Submit a completed waiver form, available at www.edc.nyc/rfps, to FlushingAirportRFP@edc.nyc.
6. **How should attendees prepare for the Site Visit? How much of the 80 acres will be visited?**
 - A NYCEDC will send instructions on where to meet and advice on footwear and clothing to those who successfully RSVP before the deadline. A portion of the Site will be visited.

General

7. **Will a proposal with residential and more affordable housing be considered more favorably than an all-commercial proposal?**
- A Please refer to the Development Program and Selection Criteria sections of the RFP. Respondents may propose a program that includes any one or any combination of uses outlined in the Development Program section of the RFP. Respondents may also propose uses that do not appear in this section. NYCEDC will evaluate each Proposal according to the selection criteria outlined in the Selection Criteria section of the RFP.
8. **Do you have pricing guidance on both ownership and ground lease structure?**
- A This RFP seeks competitive proposals that generate returns to the City while minimizing the use of public subsidies.
9. **How will NYCEDC treat partial site proposals?**
- A NYCEDC will consider proposals for fee disposition or ground lease of all or a portion of the Site to one or more Respondents.
10. **What existing cultural assets, such as performing arts centers, cultural centers, or museums, exist within the surrounding areas? Are there any gaps in cultural offerings you hope to fill?**
- A Respondents should perform their own due diligence and seek advice from stakeholders and advisors.

Wetlands and Environmental Regulations

11. **Are there specific commercial uses that are permitted or not permitted in the portions of the property within 100ft of the wetlands?**
- A Respondents should perform their own due diligence and seek advice from their advisors to confirm the requirements of building on the Site. Any proposed uses within freshwater wetland jurisdictional areas are subject to approval by NYSDEC.
12. **Has NYCEDC discussed which, if any, wetlands can be filled?**
- A Respondents should perform their own due diligence and seek advice from their advisors to confirm the requirements of building on the Site.
- The development on the Site is subject to restrictions, including the following:
- Within the Remediated Wetland Area (labeled as “Remediated Wetlands Area” on Exhibit no development may occur in perpetuity, per the SMP;
 - Within lots affected by the NYSDEC Consent Order and SMP (labeled “NYSDEC Consent Order Lots” in Exhibit 2), development is restricted to commercial uses only and NYSDEC approval would be required;

- Within a 100-foot buffer of lots affected by the NYSDEC Consent Order (labeled “NYSDEC Consent Order 100-Foot Radius” in Exhibit 2), development requires NYSDEC approval, as the area is under NYSDEC jurisdiction and subject to the SMP but is not restricted to commercial use;
- Within a wetland or within 100 feet of a freshwater wetland, development requires a NYSDEC permit; and
- In all other areas of the Site, development is permitted subject to all other federal, state, and local regulations.

13. Is there an opportunity to use a wetland mitigation bank?

A The Site contains freshwater wetlands. NYCEDC is not aware of any existing freshwater wetland mitigation bank in New York City.

14. Will NYCEDC share what has been discussed with the New York State Department of Environmental Conservation (“NYSDEC”) prior to release of this RFP, especially pertaining to the “other wetlands” jurisdiction and allowable development as it relates to the wetland areas shown on Exhibit 5 that are located outside of the wetlands and consent order areas shown on Exhibit 2?

A The RFP and the Site File contain general, illustrative information related to site conditions. For more information on wetlands and regulatory procedures, please visit the websites of the US Army Corps of Engineers and the NYSDEC. Respondents should perform their own due diligence and seek advice from their advisors to confirm the requirements of building on the Site.

ULURP and Community Engagement

15. ULURP is required for a lease or sale, correct? If any upzoning is proposed, will this be in the same Uniform Land Use Review Procedure (“ULURP”) as the disposition of the site? And what will happen in the event the ULURP is unsuccessful?

A The Site will require ULURP for the disposition, regardless of whether it is a Lease or Sale. Should the Developer propose any other actions such as rezoning, it would occur as part of the same ULURP. The Developer will be responsible for the preparation of, and all costs associated with, the ULURP application and with obtaining all applicable ULURP approvals.

16. To what extent, if any, has the community been engaged or given input into the site programming? What has been the local councilmember’s involvement in the RFP?

A Local elected officials were briefed prior to the RFP release. This project must proceed through ULURP, so community members will be able to provide input during that time.

Workforce and Hiring

17. **Are there Minority and Women-owned Business Enterprise (“M/WDBE”) requirements for this RFP in either/both design and construction?**
- A NYCEDC has set a target goal of 30% for participation by M/WBEs in the design and construction components of the project. Please refer to the RFP for more information.
18. **If I am a certified MWBE, can I fulfill the entire 30% goal? Is there any portion of this project federally funded?**
- A Please refer to Appendix C-1 of the RFP. There are no federal allocations for this project at this time.
19. **Is there an MWBE beneficial ownership requirement, like the New York City Department of Housing Preservation & Development’s (“HPD”) Equitable Ownership requirement) in addition to the 30% hiring / spend requirement?**
- A There is no MWBE beneficial ownership requirement in this RFP.
20. **What about Service-Disabled Veteran-Owned Business (“SDVOB”) requirements?**
- A There are no SDVOB requirements in this RFP.

Agency Involvement

21. **Will HPD be involved in the selection process or during the project?**
- A If a Proposal includes an HPD program, the Proposal should list the relevant programs, corresponding figures, and a description of how the Proposal qualifies. NYCEDC will continue to be in contact with HPD if Proposals include HPD programming.
22. **Are there any requirements here from NYC Parks Department?**
- A There are no requirements from the NYC Parks Department in this RFP.
23. **Is the NYSDEC aware of this RFP, and will they have a dedicated team to help expedite approvals?**
- A Yes, NYSDEC is aware of the RFP. NYCEDC regularly coordinates with NYSDEC.
24. **Are there any plans for a neighborhood rezoning of the surrounding area? Or appetite for a neighborhood planning process? Are there plans for the non-residential properties immediately west of the site, and/or are they owned by the city?**
- A NYCEDC is not aware of any plans for a neighborhood rezoning, planning process, or plans for adjacent properties.

25. **Are there any major capital projects in the surrounding area, plans for 20th Avenue, or stormwater infrastructure?**

A NYCEDC is nearing completion of the 132nd Street - Linden Place Extension, creating a new roadway spanning 20th-28th Ave adjacent to the west boundary of the Site. NYCEDC is not aware of any other major capital projects nearby.

26. **One of this RFP's Project Goals is to generate returns to the City while minimizing the use of public subsidies. Has NYCEDC been coordinating with HPD, Housing Development Corporation, or other agencies with regards to potential funding mechanisms to support development?**

A NYCEDC is in contact with HPD regarding this RFP. Proposals must include the proposed funding and financing structure of the project. Proposals seeking any public funding or tax or PILOT benefits must include a list of relevant programs and a description of how the Proposals qualifies.

Miscellaneous

27. **How do you define Emerging Developer?**

A Please refer to Appendix D of the RFP for this definition.

28. **Is this a developer-led RFP, or are you looking for AE (Architect and Engineer) leads for the project?**

A This RFP seeks proposals for disposition and development of the Site.

29. **Will there be an Owner's Representative Request For Proposals for this project? If so, when?**

A NYCEDC is not contemplating an Owner's Representative Request for Proposals at this time. This RFP is seeking proposals for the disposition and development of all or a portion of the site.