

QUESTIONS AND ANSWERS

Administrative

1. **Where can we find info on the Site?**
 - A Site information is available in the RFP itself and supplemented by the Site File. Please request the Site File from FlushingAirportRFP@edc.nyc. That said, Respondents should perform their own due diligence and seek advice from their advisors to confirm the requirements of building on the Site.
2. **Will NYCEDC publish developers' proposals on the RFP website?**
 - A No, NYCEDC will maintain confidentiality of proposals throughout review and negotiations with Respondents.
3. **Will you post contact information and an attendee list?**
 - A The attendee list from the site tour is posted on the RFP website.

General

4. **When was the airport closed? Has there been use since then?**
 - A The Flushing Airport was closed in 1984, and the Site has remained vacant since.
5. **When was the nearby newly built industrial development completed?**
 - A The owner reports that the College Point Logistics Center was completed in 2023.
6. **What is the purpose of the berm on the Site?**
 - A The berm was installed following NYSDEC approval of a Beneficial Use Determination (BUD) to bury historic airport runway asphalt and debris that were too expensive to dispose of offsite. As the berm is part of the remedial site work, it cannot be removed. Please refer to the BUD in the Site File for more information.
7. **How much of the 80 acres is for sale?**
 - A NYCEDC will consider proposals for fee disposition or ground lease of all or a portion of the Site to one or more Respondents.

8. Will development be purely industrial or purely commercial? Are there density or affordability requirements? What evaluation criteria do you have? Are there any prospective uses that EDC prefers?

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.

9. Will the City provide capital or subsidies to developers?

A There is currently no City capital allocated to this Site. This RFP seeks competitive proposals that generate returns to the City while minimizing the use of public subsidies.

Wetlands and Environmental Regulations

10. Is the Site considered a brownfield?

A The site is not currently part of the NYS Brownfield Cleanup program. Respondents are responsible for their own due diligence. NYCEDC and the City make no representations regarding the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the Site or any future development.

11. Has there been any remediation work completed?

A NYCEDC is not aware of any remediation being conducted on the Site.

12. Is it possible to remediate the wetlands?

A Given the presence of designated freshwater wetlands on and near the Site, any adjacent development would need to comply with appropriate Federal and New York State wetland regulations. Please request the Site File from FlushingAirportRFP@edc.nyc and visit the websites of the US Army Corps of Engineers and the New York State Department of Environmental Conservation for more information on the remediation work completed. NYCEDC encourages all Respondents to conduct their own due diligence on the Site.

13. What percent of the Site is tidal wetlands? Where are the wetlands located? What jurisdiction is the wetlands under?

A NYCEDC is not aware of any tidal wetlands within the Site. The Site contains freshwater wetlands. Please refer to the RFP and Site File for more information. However, Respondents should perform their own due diligence and seek advice from their advisors.

14. Has there ever been any known sub fuel distribution system on the Site?

- A NYCEDC is not aware of any sub fuel distribution systems on the Site, however, Respondents should perform their own due diligence and seek advice from their advisors.

15. Will NYCEDC post an environmental review of the Site?

- A The Site File contains materials related to environmental conditions of the Site, including a Site Investigation and Subsurface Conditions report, and a Geotechnical and Foundation study. To obtain access to the Site File, please submit a request to FlushingAirportRFP@edc.nyc

16. Who was responsible for the wetland restoration work on Site? Is there an opportunity to see the restoration plan?

- A On the southwestern side of the Site along Linden Place, NYCEDC engaged NV5 as the Engineering Design Lead and Gilbane as the Construction Manager to construct Linden Place and 132nd Street Extension Roadway, including the restoration of adjacent wetland as a required mitigation effort. The recently completed 12-acre freshwater wetland project creates and restores an open water habitat to enhance water quality, improve flood storage, increase wetland habitat values, improve the overall aesthetic value of the Site, and serves as a neighborhood amenity.

17. The RFP states that the developer is responsible for all maintenance (including that of wetlands) in the event of a ground lease. If the developer purchases the property, under whom will the wetland maintenance responsibility fall?

- A The RFP is seeking proposals for all or a portion of the Site. If a developer purchases or ground leases portions of the Site that contain wetlands and/or are subject to the Site Management Plan and Consent Order, the developer is responsible for complying with the Site Management Plan, Consent Order and all applicable laws and regulations. Please request the Site File from FlushingAirportRFP@edc.nyc for more information on the Site Management Plan and Consent Order. NYCEDC encourages all Respondents to conduct their own due diligence on the Site.
- A The disposition agreement will require the Developer to be responsible for all costs associated with the portion of the Site acquired, including ongoing maintenance. In addition, the Developer will be responsible for complying with all applicable laws and regulations. Each Respondent's financial model must account for maintenance of any landscaping features.

ULURP and Community Engagement

18. Will NYCEDC assist during a possible rezoning process?

- A The Developer will be responsible for the preparation of, and all costs associated with, the ULURP application and for obtaining all applicable ULURP approvals.

NYCEDC currently anticipates that a NYCEDC planner will be available to assist the Developer and its consultants in complying with applicable environmental review procedures and land use approvals.

Agency Involvement

19. Is transferring all or a portion of the Site to the NYC parks department under consideration? Would it be possible to get a bike and pedestrian greenway through the Site as part of any development that occurs here?

A At this time, there are no contemplated plans for the NYC Parks Department to be involved in this RFP. Respondents should assume that the Developer will be responsible to maintain any improvements on the Site.