

**QUESTIONS AND ANSWERS<sup>1</sup>**

**Leaseback Period and Agency Relocation**

1. If a Respondent would like to propose providing occupiable office space, will that be considered? If yes, can the relocated agencies provide a list of key needs and considerations for the replacement space?

Although it is not a requirement of the RFP, NYCEDC welcomes Respondents to propose occupiable office space, older adult center space (referred to as the “Senior Center” in the RFP), or both that will create efficiencies in agency relocation to enhance the value generated from the Project. Regardless, Respondents should still account for the costs of the Leaseback Period in their economic proposal, as required by the RFP.

NYCEDC does not have full details on key needs from agencies to share yet but may share additional information in an addendum.

2. Can you further unpack the relocation process for the agencies? When will the city have a relocation office identified? And a contract signed?

The City will be responsible for relocating the existing tenants from 100 Gold during the Leaseback Period. Preparation for the relocation, including due diligence into relocation options and identification of the relocation building, will occur prior to closing on the deed and leaseback agreement. The City plans to close on the acquisition of the relocation building immediately after closing on the sale of the Site.

Respondents are not responsible for facilitating the relocation, but NYCEDC welcomes Respondents to propose occupiable spaces, older adult center space, or both that would create efficiencies to enhance the value generated from the Project.

3. Is the Leaseback Period restricted only to the two years (plus one potential extension year) listed in the RFP?

Respondents should assume a two-year Leaseback Period for nominal rent in their Proposals and propose the cost of an additional one-year extension, for informational purposes. The term and rent of the Leaseback Agreement will be negotiated with Respondents.

<sup>1</sup>Capitalized terms used herein are as defined in the Request for Proposals.

4. Is there a mechanism to keep the property exempt from real estate taxes while it is occupied by City agencies during the Leaseback Period?

In accordance with Addendum #3, Respondents should assume the Developer will be responsible for the payment of full real property taxes in their Proposals. However, the City may elect to provide funding to pay for all or a portion of the real property taxes or to propose other mechanisms to reduce or eliminate real property taxes during the Leaseback Period.

5. Can you clarify the ULURP process with respect to the older adult center relocation?

Relocation of the older adult center from the Site will likely require a site selection action subject to ULURP. This action is expected to be included contemporaneously with the ULURP application for the disposition of the Site, so it would not require additional time. The City plans to be the applicant for site selection.

6. Can the older adult center be relocated in the new development?

The City aims to minimize any disturbance to operations of the older adult center due to relocation. While a singular move to a new location is currently envisioned, Respondents may propose an alternative project which (1) temporarily relocates the older adult center off-site and then (2) relocates the older adult center back into the new development following construction completion.

7. Is there a contact at NYCEDC to look at a Respondent's options for potential relocation?

Respondents are not responsible for facilitating the relocation, but NYCEDC welcomes Respondents to propose occupiable office space, older adult center, or both that would create efficiencies to enhance the value generated from the Project. EDC and the City will not review relocation proposals prior to the submission deadline.

### **Residential Development**

8. Will NYCEDC accept Proposals that provide for alternative residential programs in which there will be rentals and for-sale condos? If so, are the condo portions required to comply with 485x wage requirements?

As outlined in the "Development Program" section of the RFP, the optional Alternative Case scenario may propose any residential program, including homeownership. Respondents are required to comply with all applicable laws that apply to their proposed development program.

If a proposal includes a homeownership component, NYCEDC will evaluate its level of affordability across the entire Project, as a blended calculation.

9. Does the Purchase and Sale Agreement terminate if the City's relocation costs exceed the purchase price of the land? Is the City committed to funding any shortfall?

NYCEDC does not expect to execute the Purchase and Sale Agreement unless the purchase price covers the estimated relocation costs. Upon execution of this agreement, NYCEDC and the Developer will become partners in advancing the Project to completion. The City plans to close on the acquisition of the relocation building immediately after closing on the sale of the Site. Then, the City will complete the relocation process.

10. Has the possibility of adaptive reuse of the existing building been considered, and if yes, why was this option determined to not be viable?

Respondents are expected to complete their own due diligence. NYCEDC anticipates that the building condition, the floorplate dimensions, and the building's ability to support additional density do not make it a good candidate for adaptive reuse into multifamily housing.

### **ULURP and Community Engagement**

11. What are the community engagement elements of this project?

Engagement is a critical component of this project. Please refer to Appendix J of the RFP for a summary of the community input collected prior to RFP release. Proposals must include an explanation of how the Project responds to the community's preferences outlined in Appendix J. Respondents may also refer to a presentation posted on the project website (<https://edc.nyc/project/100-gold-street>) that was presented to the community, which includes a list of engagement activities prior to release of the RFP. The Developer will be responsible for the preparation of, and all costs associated with, the ULURP application and obtaining all applicable ULURP approvals, as well as attending and representing the Project during all public hearings and community meetings, as may be requested by NYCEDC. NYCEDC currently anticipates that a NYCEDC planner will be available to assist the Developer and its consultants in complying with applicable ULURP procedures.

## **Miscellaneous**

12. What are the income requirements and how does one apply for this housing?

The income requirements will be determined during negotiations with Respondents and through the ULURP process. Affordable units will be available through the housing lottery operated by the NYC Department of Housing Preservation and Development. For more details, please refer to <https://housingconnect.nyc.gov>.

13. My firm converts commercial to residential affordable and sustainable housing in about 13 months. Can we meet to discuss?

Through this RFP, NYCEDC is seeking proposals from qualified parties for the sale of fee interest and development of a City-owned site. All parties are welcome to submit proposals in accordance with the requirements of the RFP.

## **MWBE**

14. If a respondent team includes an MWBE development partner, will development fees paid to that MWBE partner be counted toward the project's 25% MWBE goal?

Developer fees do not count toward the project's 25% MWBE goal. However, Respondents are encouraged to consider including emerging development firms within the development team.

Please refer to Appendix E of the RFP for more information. Respondents are also expected to comply with M/WBE requirements pursuant to the 485-x program.

15. Kindly confirm that a completed M/WBE Participation Plan form is not required for initial RFP submission, but it is required if Respondent's Proposal is accepted. Only a completed M/WBE Narrative Form with a stated Participation Goal is required for a complete RFP submission.

As part of its Proposal, respondents must complete and submit an M/WBE Narrative Form, inclusive of the criteria as set forth and reference in Appendix E. If the Respondent's Proposal is accepted, then the M/WBE Narrative Form, as approved by NYCEDC, shall be annexed to and made part of the sublease. Respondents shall then be required to submit a more comprehensive M/WBE Participation Plan.

### **Due Diligence**

16. Do you have a Phase 1 or an abatement report for the existing building?

NYCEDC does not have a Phase I Environmental Site Assessment or abatement report available for this site. NYCEDC included background materials in the Site File, which can be accessed via the RFP website. However, Respondents are encouraged to do their own due diligence.

### **Site Tour**

17. Do you know if PPE is required for the Site Tour, and should I bring my own?

Personal protective equipment (PPE) is not required for the tour.