



East New York Industrial Business Zone Sites RFP

Project # 10281

Q&A # 3

Updated on April 4, 2025

QUESTIONS AND ANSWERS¹

The following are responses to specific and general questions about community priorities and funding for the East New York Industrial Business Zone Sites RFP (the “RFP”). Please note that some questions have been edited and/or paraphrased for clarity and/or to anonymize them.

Community Priorities

1. Q: Is there additional scope to advance on the community priorities expressed for the Sites?

A: The RFP seeks a developer committed to ongoing collaboration and engagement with the community to uplift the community’s priorities for economic development in the East New York IBZ and to spread awareness of new businesses, workforce, and other opportunities for the community to participate in. Upon selection of a Respondent(s), NYCEDC encourages the selected Respondent(s) to continue to engage the community throughout future phases of the project. Currently, EDC does not have additional programmatic scope for those activities.

2. Q: Cannabis was a part of the original community visioning sessions, was that left out of the Community Priorities Document intentionally?

A: Community interest in the Cannabis industry was expressed in the community visioning sessions and broader engagement, and although it is not explicitly mentioned in the Community Priorities Document, a Proposal including cannabis may fit under the umbrella of green industry and more specifically two different community-informed industries: urban agriculture and food manufacturing.

3. Is Cannabis cultivation and/or manufacturing allowable on these Sites?

A: Certain cannabis processing and manufacturing uses are allowed as of right under the Sites’ current zoning. In the planning and development of any Proposal for this RFP, Respondents should consult the Zoning Resolution and are strongly encouraged to do their own due diligence. The RFP asks Respondents to submit Proposals that are either compliant with current zoning or a proposed rezoning with supporting justification. Please note zoning is separate from the New York State’s cannabis licensing process.

4. Q: How will NYCEDC ensure that developers are not incorporating the minimums necessary to meet the community priorities, while intending to profit from another shelter/fake hotel?

A: NYCEDC will evaluate all Proposals to see which Proposals best align with all Project Goals of

¹ All capitalized terms used in this Frequently Asked Questions shall have the same meaning as such terms in the RFP.

the RFP, which includes providing an overall benefit to the ENY IBZ and surrounding community and demonstrating alignment with the Community Priorities Document (Appendix A of the RFP). The Project Goals of the RFP guide the evaluation and selection process. Neither a shelter nor hotel are identified as uses that would support the Project Goals or align with the Community Priorities Document.

5. Q: Which community-based organizations were most involved in the community outreach process?

A: As an important part of this RFP's process, NYCEDC partnered with the Council Member's office, Local Community Boards, and Industrial Business Service Providers to connect with community organizations to conduct outreach.

Funding

6. Q: Can a Respondent use City Capital funding or other available financing programs such as the Industrial Development Loan Fund to help fund their Project in their Proposal?

A: Please refer to the "Funding and Financing" section of the RFP. Regarding City Capital, City Capital funding may be available, subject to availability and approvals, in the form of a grant(s) towards the successful development and/or activation of the Sites for eligible uses, subject to NYCEDC's discretion. To the extent a Proposal may require City Capital funds, Respondents must include a specific request for such funds in their Proposal and a description of why the funding is required and how it would be used. NYCEDC's goal is to minimize the amount of City Capital funds, while accomplishing the Project Goals. The Industrial Development Loan Fund is another potential funding source. Please see the "Other Available Financing Programs" section of the "Funding and Financing" section of the RFP and Appendix C for more information.

7. Q: Are any of the potential funding sources and programs included in the RFP subject to Executive Order?

A: All potential funding sources and programs included in the RFP are subject to availability, appropriation authority, and approvals.

8. Q: Are there any resources for community-based organizations or non-profits for financing the deposit or administrative fees described in the predevelopment agreement?

A: The "Funding and Financing" section of the RFP includes potential funding sources, as well as programs that can assist with financial feasibility. Other financial assistance programs administered by NYCEDC, or other City agencies, may also be available to Respondents in connection with the Project. Respondents shall be solely responsible for inquiring directly with the City agencies administering such programs for further information.