

**Request for Proposals for the
Long-Term Lease of Five Development Parcels at Republic Airport**

Addendum #1

Release Date: March 23, 2016

For prospective respondents to the RFP, the following materials have been posted to the ESD website

1. Q&A Responses - Responses to questions received on the RFP (attached)
2. Site Tour Attendance List – List of attendees to the Site Tour on March 8, 2016 (attached)
3. Phase 1 for Parcel E – Phase 1 conducted by ESD on Parcel E (formerly known as Parcel 1).
The link to download the Phase 1 is at: <http://esd.ny.gov/CorporateInformation/RFPs.html>

Each of the foregoing is added to and made part of the RFP.

Any questions regarding this addendum may be submitted to the designated contact account for this solicitation at republicairportRFP@esd.ny.gov. In order to receive an update when a new addendum is posted to the ESD website, please email republicairportRFP@esd.ny.gov. If you have already emailed this account, you will be notified of future updates.



Republic RFP Site Tour
March 8th, 2016

Name	Company	Phone Number	Email
James Hogan	James K. Hogan, PLLC	631-831-4263	JHogan@JKH@aol.com
Bob Rosenberg	Breslin Realty	516-241-7800	Rosenberg@Breslinrealt.com
Jim Sherry	Redland Strategies	212-643-2002	JSherry@redlandstrategies.com
Tom Ballin	Bohler Engineers	631-738-1200	Tballin@bohlers.com
Frank DeLia	Academy of Anation	631-777-7772	Frank@Fly200.com
Ryan DeBak	Brady Risk	631-549-8561	ryan@bradyrisk.com
Sean Brady	Brady Risk	631-549-8561	sean@bradyrisk.com
Sean Brady Jr.	Brady Risk	631-549-8561	seanj@bradyrisk.com
G Sabharwal	E Sabharwal Properties	516-624-9502	gunt@sabharwalproperties.com
Tom Dolan	Town of Babylon IDH	631-588-3674	Tdolan@Babylonidh.org
Bill Blumenthal	Blumenthal Development	516-624-1999	blumenthal@blumdev.com

**Request for Proposals for the Long-Term Lease of Five Development Parcels at Republic Airport
Responses to RFP Questions**

Release Date: 3/23/16

**Republic Airport RFP
Q&A 3/23/16**

Key	Question	Answer
1	The previous RFP dated March 24, 2015, was awarded. Where does the award stand at this point?	The previous RFP dated March 24, 2015 is a NYSDOT RFP for Operations and Maintenance of the airport. A contract resulting from the March 24, 2015 RFP is not awarded, it is pending approval.
2	Will the RFP dated March 24, 2015, affect the outcome of this RFP?	The outcome will not affect this RFP.
3	What part will the Town of Babylon play in the approval process within the development parcels associated with this RFP?	The Town of Babylon will be consulted as appropriate as part of the process.
4	Will there be any environmental reports and/or surveys for the development parcels?	While environmental reports and/or surveys will be the responsibility of the selected respondent(s), ESD conducted a Phase 1 on Parcel E which is included in Addendum #1.
5	Are the dimensions available for Parcel E? If so what are they?	Parcel E is approximately 18 acres; however, the actual dimensions may vary slightly to address existing airport operational needs.
6	What is the building to the east of Parcel E? Is this a pump station?	This is a facility owned by the Town of Babylon. The Town should be contacted to obtain information about the building.
7	How are the Real Estate Taxes handled for the parcels?	The Sites are currently owned by the State of New York acting through NYSDOT and are not subject to property taxes. Respondents should assume taxes or a payment-in-lieu of taxes (PILOT) equal to full taxes for non-aviation uses (e.g. hotel, commercial uses). Aviation uses are not subject to a PILOT agreement. Please note that full taxes should assume any as-of-right incentives and/or connections for PILOT agreements that are typically used in the municipality for comparable developments.
8	Will the DOT allow for signage at the corner of Route 110 and Grumman Lane?	DOT may consider signage, provided it is consistent with State and Airport laws, regulations and/or policies.
9	Can the sign in sheet from the March 8, 2016 site visit be distributed to all attendees?	Yes, please see Addendum #1.
10	Can parcel E be carved out of the airport? Will this allow for other uses other than aviation?	DOT may consider any proposals that are consistent with applicable State and FAA laws, regulations and/or policies.
11	Does Parcel A have access to Route 110?	Access is only available through the airport, not from Route 110.
12	Is there any other access other than from the interior of the airport?	The only access is from the interior of the airport for Parcels A, B, C and D.
13	The lease-term is stated as being 49 years. Will there be any options or extensions to the initial term?	49-years is the maximum term (inclusive of options) the State is willing to consider
14	Who has jurisdiction over the decision making process for the award of this RFP?	Per the RFP, ESD, on behalf of NYSDOT shall establish a review committee which shall evaluate proposals and recommend a project for selection subject to approval by NYSDOT, NYS Office of the Attorney General, the New York State Office of the State Comptroller, and the Federal Aviation Authority and subject to compliance with all applicable laws and regulations including SEQRA.
15	What was the reasoning for the State DOT issuing and awarding a previous RFP?	The prior RFP was for the Operations and Management of Republic Airport.
16	Does the previous DOT winning proposal have any standing in regards to the current RFP?	The award for Airport operations and management contract does not include business development for the specific parcels identified in the current RFP.
17	Will the previous winning proposal submitted to the DOT, be used to evaluate the Proposals requested by the Empire State Development? If so how?	No. Responses to this solicitation will be evaluated on their own merit in accordance with the scoring criteria outlined in the RFP.

**Republic Airport RFP
Q&A 3/23/16**

Key	Question	Answer
18	Who are the consultants the ESD would expect to engage on the disposition of this property and what is the expected costs associated with this process?	The need for consultants and the cost associated will be determined upon review of the proposals. Estimates of such costs would be provided to the selected Respondent in advance of an award.
19	Did the State DOT approve a driveway or access road from New Highway or Route 109 for the SheltAir/Breslau Leasehold Area?	A driveway or access road has not been approved by NYSDOT.
20	Will there be direct and unrestricted access from Route 109 or New Highway to Parcel E?	The successful respondent will need to apply for a highway work permit to create a break in access. Information can be found at www.dot.ny.gov/permits .
21	Are there any traffic impact studies completed for the parcel including SheltAir new locations above parcel E? Will one have to be completed?	The successful respondent will need to apply for a highway work permit to create a break in access. Information can be found at www.dot.ny.gov/permits .
22	On the Parcel along the Charlie "C" Taxi – closer to Rwy 19 - what are the dimensions?	The available space at that parcel is approximately ½ acre.
	On the parcel along the Charlie "C" Taxi how will access be granted? On Parcel E it was noted that decades prior there were residential buildings on the property. Do the foundations of those buildings still exist in the ground?'	This parcel is restricted for aviation purposes. No road access will be granted. DOT has no information on the existence of foundations from old residential buildings.
23	What is envisioned in the way of access to parcel D?	At this time, access to Parcel D is envisioned through the airport.
24	Are there any limitations in regards to signage in the plans of the property?	DOT may consider signage, provided it is consistent with State and Federal laws, regulations and/or Airport policies.
25	Do you have the dimensions of each of the parcels and will you be releasing the property surveys?	Surveys will be conducted as part of the lease development process. Approximate dimensions will be released by addendum.
26	Are there any infrastructure grants or other incentive programs available from the State – if so, please detail.	On April 13, 2015, as part of legislation signed by Governor Andrew M. Cuomo, Republic Airport became eligible for designation as Tax-Free NY Areas by colleges and universities participating in the START-UP NY program. In addition to START-UP, the State has other business incentives, of which a list is available at http://esd.ny.gov/BusinessPrograms.html .
27	Where exactly are utilities coming from for each site and what is the distance from the connection to each site and what is the capacity of each service?	Available information on utilities is listed in Appendix A of the RFP.
28	On parcel C is there a survey of the Echo and Delta Ramp and can you elaborate on the responsibilities of the respondent to relocate same and provide easements, if any.	Should a respondent want to expand the footprint of Parcel C by repurposing the Echo and/or Delta ramps, they would need to identify a place where tie-downs can go and be still be functional.
29	Will the State pay for any runway connections?	All costs associated with a Respondent's proposal are the responsibility of the Respondent.
30	What is the expected timeframe for the State to make an award and obtain all approvals necessary to deliver the site for development?	A timeline on the selection process is provided in the RFP. Specific timelines for development will depend on a number of factors, including but not limited to FAA review.
31	Can you provide information on the "flight cone", height restrictions and any other restrictions?	Information will be provided by addendum.
32	Is there storm water capacity available for each site – please detail.	This information not available at this time.