

## **THROOP RFP**

### **QUESTIONS & ANSWERS**

**QUESTION: How is job relocation into the building scored as compared with job creation at the building?**

ANSWER: Creation of new jobs at the building would be preferred. However, the timing and certainty of such job creation or relocation will also be an important factor.

**QUESTION: How are Full-time Permanent Employees (“FTPE”) calculated?**

ANSWER: ESD considers FTPE to be a full-time, permanent, private-sector employee, who has worked at the 601-619 Throop Avenue, Brooklyn, NY (“Project Location”) for a minimum of thirty-five hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits; or two part-time, permanent, private-sector employees (“PTPE”) who have worked at the Project Location for a combined minimum of thirty-five hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits.

**QUESTION: Does the applicant need to distinguish full-time vs. part time vs. per diem positions?**

ANSWER: Yes. ESD requests estimates on the number of FTPE, PTPE and other type of employees (contract, per diem, temporary, etc.) who are expected to be created, relocated or retained at the Project Location.

**QUESTION: Is it necessary to assume the current leases? In addition, can future buyer recapture or eliminate current leases?**

ANSWER: The current leases are month-to-month leases and it is not necessary to assume the current leases. However, preference will be given to a proposal that includes the retention of current tenants.

**QUESTION: Please advise the amount of taxes after purchasing the property.**

ANSWER: Please contact the NYC Department of Finance for the latest and the most accurate tax information.

**QUESTION: Could we obtain copies of the Phase I study and the Floor Plans?**

ANSWER: These documents will be made available to you for viewing at ESD’s offices at 633 3<sup>rd</sup> Avenue, New York, NY 10017, upon request via email to [ThroopRFP@empire.state.ny.us](mailto:ThroopRFP@empire.state.ny.us).

**QUESTION: Could the deadline for the Responses to the RFP be extended to January 16, 2012?**

ANSWER: No. The deadline remains December 16, 2011.

**QUESTION: What are the terms of the current tenant leases?**

ANSWER: The current leases are month to month and the occupants (with their monthly payments) are:

1<sup>st</sup> Floor: The Offices of Councilman Al Vann (\$2,480)  
1<sup>st</sup> Floor: Downstate Medical (\$8,021)  
3<sup>rd</sup> Floor: Vannguard Urban Improvement Assn., Inc. (\$6,967.33) – in arrears.  
5<sup>th</sup> Floor: Family Dynamics (\$8,008.88)

**QUESTION: Would Empire State Development consider a mixed-used proposal?**

ANSWER: As stated in the RFP, ESD's primary redevelopment goal is for the Property to remain commercial.