



New York City Economic Development Corporation

Hunts Point Broker RFP

Project # 7798

Questions & Answers

February 21, 2019

Q: What is the total buildable square footage for this lot?

A: The current property is 3.2 acres with a maximum zoned floor area ratio of 2.0. It is the tenant/developer's responsibility to determine project feasibility as neither the New York City Economic Development Corporation nor the City of New York can provide development plans.

Q: Is food retail/distribution use ok?

A: Yes. The site is situated in an M3-1 district which allows for heavy industrial uses such as processing/manufacturing, storage and distribution facilities, business or professional offices, retail and wholesale establishments. The site is also located within property designated as a market pursuant to the New York State Agriculture and Markets Law (Section 260), which require uses consistent with the wholesale buying, selling, processing, manufacturing and warehousing of food, flowers, or ornamental plants. Ancillary retail uses are permitted as well. Food-related uses are required.

Q: Who is responsible for the commissions?

A: Commissions will be paid by New York City Economic Development Corporation.

Q: What are the requirements for the LOI?

A: The Letter of Intent ("LOI") may be addressed with qualified RFP respondents during the selection period after the response deadline of 3/4/19. The LOI should address the proposed term of the lease, proposed rent structure, proposed use of the site, proposed development and any other relevant terms of the lease.

Q: What is the price guidance per square foot?

A: The rent structure will be negotiated with the selected RFP respondent through submitted lease proposals. There is no current guidance.

Q: What is the term guidance of the lease?

A: As stated in the RFP, a proposed ground lease term from the selected RFP respondent should be no less than twenty (20) years.