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NOTICE OF PUBLIC HEARING

To: Honorable Mark Levine, Borough President of Manhattan
Mr. Zach Bommer, District Manager, Community Board #1

From: Mary Clarke, Assistant Vice President, Ports, Waterfront, and Transportation, NYCEDC; Anton Fredriksson, Vice President, Ports, Waterfront, and Transportation, NYCEDC

Subject: Notice of Joint Public Hearing: 12/9/2024: Intent to Award a Concession Agreement to Downtown Skyport LLC for the Operation of the Downtown Manhattan Heliport at Pier 6 in Manhattan. Concession ID: 10480

Date: 11/21/2024

NOTICE OF A JOINT PUBLIC HEARING of the Franchise and Concession Review Committee and the Department of Small Business Services (“SBS”) to be held on 12/9/2024, at 2 Lafayette Street, Room 1412, Manhattan, NY 10007 commencing at 2:30 PM relative to:

INTENT TO AWARD as a Concession Agreement (“Agreement”) to Downtown Skyport LLC for Operation of the Downtown Manhattan Heliport at Pier 6 in Manhattan. The Agreement shall be administered by the New York City Economic Development Corporation (“NYCEDC”) who shall act as the City’s administrator for all purposes with respect to the Agreement.

The Agreement will provide for a five (5) year term with three (3) five (5) year options to renew for a total of twenty (20) years. The Initial Term is from 02/01/2025 to 01/31/2030, with renewal options outlined as follows: Renewal Option (1): 02/01/2030 to 01/31/2035; Renewal Option (2): 02/01/2035 to 01/31/2040; Renewal Option (3): 02/01/2040 to 01/31/2045.



Compensation to the City will be as follows: The greater of a minimum annual guarantee, to be increased per annum at a rate of 4% based on the schedule below, versus 42.50% of gross receipts.

Initial Term:

Year 1	\$2,750,000	vs.	42.50%
Year 2	\$2,860,000	vs.	42.50%
Year 3	\$2,974,400	vs.	42.50%
Year 4	\$3,093,376	vs.	42.50%
Year 5	\$3,217,111	vs.	42.50%

First Renewal Option:

Year 6	\$3,345,795	vs.	42.50%
Year 7	\$3,479,627	vs.	42.50%
Year 8	\$3,618,812	vs.	42.50%
Year 9	\$3,763,565	vs.	42.50%
Year 10	\$3,914,107	vs.	42.50%

Second Renewal Option:

Year 11	\$4,070,672	vs.	42.50%
Year 12	\$4,233,499	vs.	42.50%
Year 13	\$4,402,839	vs.	42.50%
Year 14	\$4,578,952	vs.	42.50%
Year 15	\$4,762,110	vs.	42.50%

Third Renewal Option:

Year 16	\$4,952,595	vs.	42.50%
Year 17	\$5,150,698	vs.	42.50%
Year 18	\$5,356,726	vs.	42.50%
Year 19	\$5,570,995	vs.	42.50%
Year 20	\$5,793,835	vs.	42.50%

Written testimony may be submitted in advance of the hearing electronically to fcrc@mocs.nyc.gov. All written testimony can be submitted up until the close of the public hearing and will be distributed to the FCRC after the hearing.

A draft copy of the Agreement may be obtained at no cost by any (or all) of the following ways:



1. Submit a written request to SBS' Procurement Help Desk at procurementhelpdesk@sbs.nyc.gov from 11/21/2024 through 12/9/2024.
2. Submit a written request by mail to NYCEDC, Asset Management, Ports, Waterfront and Transportation, 14th Floor. Written requests must be received by 12/4/2024. For mail-in requests, please include your name, return address, and Concession ID 10480

The agenda and related documentation for the hearing will be posted on the MOCS website at <https://www.nyc.gov/site/mocs/opportunities/franchises-concessions.page>

For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor's Office of Contract Services (MOCS) via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at (212) 298-0800. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least five (5) business days in advance of the hearing to ensure availability.

Please direct any questions or comments you may have regarding the terms of the Agreement to Mary Clarke by phone at (212) 312-1254 or via email at mclarke@edc.nyc.