Queens Borough President Recommendation

APPLICATION: ULURP #160097 PPQ  COMMUNITY BOARDS: 10, 12 & 13

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Small Business Services, pursuant to Section 197-c of the NYC Charter, for the disposition of a lease to Flight Center Hotel, LLC located at Building 60 at JFK International Airport, in an M1-1 District, Block 14260 part of Lot 1, Zoning Map 18d, Jamaica, Borough of Queens

PUBLIC HEARING

A Public Hearing was held in the Borough President’s Conference Room at 120-55 Queens Boulevard on January 28, 2016 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were eleven (11) speakers in favor with none (0) opposed. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public meeting, the following issues and impacts have been identified:

- The Department of Small Business Services/NYC Economic Development Corporation has filed an application that would allow disposition of a lease to Flight Center Hotel, LLC for approximately 6 acres of land including Building 60 (the landmarked former TWA Terminal) located within John F Kennedy International Airport (JFK Airport). PANY & NJ currently has a lease to operate JFK Airport that expires in 2050;

- Flight Center Hotel, LLC is preparing to enter into a 75 year sub-lease with the Port Authority of New York & New Jersey (PANY & NJ). Flight Center Hotel, LLC would redevelop the site with two new hotel buildings built on either side of the restored/rehabilitated former TWA Terminal Building. The 75-year term of the Flight Center pending sub-lease extends beyond the PANY & NJ airport lease with New York City that expires in 2050;

- This application is necessary as a contingency in the event that PANY & NJ does not renew the lease for JFK Airport beyond 2050. Approval of this application would enable New York City to lease the property directly to Flight Center Hotel, LLC or through another successor operator of the airport property. Additionally, this application would allow the possibility to extend the lease of the 6 acre development parcel through 2119;

- Flight Center Hotel, LLC is proposing to build 505 hotel guest rooms in two new buildings on either side of the landmarked building. The former TWA Terminal Building would be faithfully restored and updated for reuse as the hotel lobby, conference center and ballrooms, restaurants and retail space, museums commemorating midcentury modern design and TWA as a pioneering airline. It is anticipated that construction and reopening the building for public use will generate approximately 3700 jobs. Jobs and contracts will be secured through local hiring and outreach to MWBE firms. They have secured agreements with the building and operating trades assuring that the project will be built soundly and safely, and operated by skilled labor;

- Community Board 10 approved the application by a vote of 31-0-1 at a public hearing held on January 7, 2016;

- Community Board 12 approved the application by a vote of 27-0-0 at a public hearing held on January 20, 2016;

- Community Board 13 approved the application by a vote of 27-0-2 at a public hearing held on December 21, 2015;
The speakers at the Borough President’s public hearing included representatives from not for profit advocacy groups, trade and business associations, and a former TWA employee all spoke in favor of the application. Each speaker was highly supportive and remarked on the applicant’s openness and attention to historic detail for the project. The project is expected to restore and reactivate an iconic landmarked building with a host of uses creating a destination that would economically benefit Queens and New York City.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application.

[Signature]

PRESIDENT, BOROUGH OF QUEENS

2/10/16

DATE