

THE PORT AUTHORITY OF NY & NJ
PROCUREMENT DEPARTMENT
4 WORLD TRADE CENTER
150 GREENWICH STREET, 21ST FLOOR
NEW YORK, NY 10007

REQUEST FOR EXPRESSIONS OF INTEREST

ISSUE DATE: OCTOBER 13, 2015

TITLE: LEASE OF PROPERTY LOCATED AT PORT IVORY IN STATEN ISLAND, NEW YORK

NUMBER: 44053

SEND RESPONSES TO: REFER TO THE RFEI FOR SUBMISSION INSTRUCTIONS

RESPONSE DUE DATE: DECEMBER 4, 2015 TIME: 2:00 PM

SITE VISIT: NOVEMBER 13, 2015 TIME: 11:00 AM

QUESTION DUE DATE: NOVEMBER 17, 2015 TIME: 2:00 PM

BUYER NAME: JAMES SUMMERVILLE
PHONE#: (212) 435-4642
jsummerville@panynj.gov

TABLE OF CONTENTS

TABLE OF CONTENTS	2
1. GENERAL INFORMATION: THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY	3
2. INTRODUCTION/OBJECTIVE	3
3. DESCRIPTION OF PARCEL C.....	3
4. SUBMISSION OF INFORMATION.....	3
5. LIMITATION ON PAGES IN RESPONSE	4
6. QUESTIONS	5
7. SITE VISIT:	5
8. CONFERENCE	5
9. GENERAL.....	5
ATTACHMENT A: AGREEMENT ON TERMS OF DISCUSSION	7
ATTACHMENT B - RESPONDENT REFERENCE FORM.....	8
ATTACHMENT C: DESCRIPTION OF PARCEL C.....	9

1. GENERAL INFORMATION: THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY

For background information on the Port Authority of New York and New Jersey (“Port Authority”), see the Port Authority’s website: www.panynj.gov.

2. INTRODUCTION/OBJECTIVE

The Port Authority is seeking expressions of interest to lease and develop Parcel C at the Port Ivory Facility (“Port Ivory”) in northwestern Staten Island, New York. Port Ivory is located in the northwestern corner of Staten Island, north of the Goethals Bridge and adjacent to the Howland Hook Marine Terminal.

As shown in Attachment C, Parcel C includes 38.96 acres of vacant waterfront land located on Richmond Terrace, along the Arthur Kill between New Jersey and Staten Island. The southern portion of Parcel C is paved, whereas the upland portion that abuts the waterfront to the north is not. New York Container Terminal (NYCT) is to the west and a parcel owned by the City of New York lies to the east.

Parcel C is on the east side of the Arthur Kill, at the entrance to Newark Bay, just north of the Goethals Bridge and the Arthur Kill Vertical Lift Bridge. Parcel C is readily accessible to I-278 at the Goethals Bridge, and is adjacent to Staten Island ExpressRail Intermodal Facility that connects via the Arthur Kill Vertical Lift Bridge to New Jersey and the national rail network.

The preference for Parcel C would be a lease for a **minimum** of 10 years beginning in the fourth quarter of 2015 or first quarter of 2016. The firm that leases Parcel C shall use it as a maritime-related business, i.e., one that is related to waterborne cargo and shipment.

See Section 3, below, and Attachment C hereof for descriptions of Parcel C.

3. DESCRIPTION OF PARCEL C

Total Acreage:	38.86 Acres North of Richmond Terrace at Western Avenue
Berthing Area:	To be developed by Lessee; 1,450 linear feet of shoreline available

4. SUBMISSION OF INFORMATION

At this time, the Port Authority is seeking expressions of interest in leasing Parcel C and a capability statement featuring the Respondent’s experience and qualifications in operating a maritime-related business.

Each Respondent shall email a pdf copy of its response to the Buyer listed on the cover page of this Request for Expression of Interest (RFEI), no later than the time and dated listed on the cover page.

The Response shall express the Respondent's interest in leasing Parcel C and using it for a maritime-related business. The Response shall also include or identify:

- A. The name, address, URL and Federal Employer Identification Number of the Respondent;
- B. Contact information (name, title, email, telephone number) of the individual who shall act as the Respondent's contact with the Port Authority for further information requests and future solicitations, if any. In addition, at any time after the opening of the responses to the RFEI, the Port Authority may request additional information relating to the Respondent's qualifications and will use this individual as the point of contact for these queries.
- C. A brief description of the company, its lines of business, organization, mission, affiliates, objectives, location, its years in business under its present business name, and a list of previous business names used, if any.
- D. A description of the Respondent's experience in operating a maritime facility. The Respondent shall identify and briefly describe all facilities operated by the Respondent and any affiliates, the annual volumes of activity at the facilities, the customers serviced at such facilities, and other information pertinent to the operation of such facilities.
- E. A signed copy of Attachment A (Attachment on Terms of Discussion) hereof.
- F. A description conveying the proposed use of Parcel C that includes necessary capital improvements for the proposed maritime-related business.
- G. Three commercial business references, at least one of which is related to the Respondent's operation of a maritime-related facility. Use Attachment B hereof to convey information about the references.

5. LIMITATION ON PAGES IN RESPONSE

Including all information requested herein, responses shall be limited to no more than twenty-five (25) letter-size pages.

6. QUESTIONS

Any questions by prospective Respondents concerning this RFEI shall be addressed by email to the Buyer listed on the cover page of the RFEI, no later than the question due date.

7. SITE VISIT:

A General Site Visit is scheduled for **11:00 AM on the date conveyed on the cover page**, at Building 41 of Port Ivory. The site visit allows Respondents to tour and physically inspect Parcel C before submission of responses to this RFEI. **No questions will be taken during the site visit. All questions resulting from the site visit shall be communicated by email to the Buyer listed on the cover page, by the Question Due Date.**

Attendance at this site visit/inspection is strongly recommended, though not mandatory. Information conveyed may be useful to Respondents in preparing their responses and Respondents not attending assume all risks that may ensue from non-attendance.

Attendees interested in attending should RSVP to James Summerville (jsummerville@panynj.gov) no later than 12 noon (EST) of the second business day preceding the scheduled date of the site visit to confirm their attendance and/or receive traveling directions.

8. CONFERENCE

At any time after the receipt of responses, Respondents may be asked to attend an informal discussion conference with staff of the Port Authority regarding further clarification of the response and/or for additional information. To facilitate the free flow and exchange of ideas and information, the Port Authority intends to meet with Respondents separately. The Port Authority will communicate the date, time and place of the conference, if any, in due course.

9. GENERAL

- A. Respondents should note that this RFEI might be a preliminary step towards an agreement for the lease of Parcel C. The Port Authority reserves the right to conduct interviews with any respondent to this RFEI, initiate lease negotiations with one or more respondents to this RFEI, issue a solicitation for a lease proposal, or to perform any or none of the above.
- B. The Port Authority reserves the unqualified right to request further information from any Respondent to this RFEI.
- C. The Port Authority may consult any reference familiar with the Respondent regarding its current or prior operations and projects, financial resources,

reputation, performance, or other matters. Submission of a Response shall constitute permission by the Respondent for the Port Authority to make such inquiries and authorization to third parties to respond thereto.

- D. Neither the expression of your organization's interest, nor the submission of your response to the RFEI and any documents or other information supplied by you, nor any correspondence, discussions, meetings or other communications between your organization and the Port Authority, shall impose any obligation on the Port Authority. The Port Authority shall have no obligation to any Respondent. Costs of participation or information preparation by Respondents to the RFEI are not compensable.

ATTACHMENT A: AGREEMENT ON TERMS OF DISCUSSION

The Port Authority's receipt or discussion of any information (including information contained in any proposal, vendor qualification(s), ideas, models, drawings, or other material communicated or exhibited by us or on our behalf) shall not impose any obligations whatsoever on the Port Authority or entitle us to any compensation therefor (except to the extent specifically provided in such written agreement, if any, as may be entered into between the Port Authority and us). Any such information given to the Port Authority before, with or after this Agreement on Terms of Discussion ("Agreement"), either orally or in writing, is not given in confidence. Such information may be used, or disclosed to others, for any purpose at any time without obligation or compensation and without liability of any kind whatsoever. Any statement which is inconsistent with this Agreement, whether made as part of or in connection with this Agreement, shall be void and of no effect. This Agreement is not intended, however, to grant to the Port Authority rights to any matter, which is the subject of valid existing or potential letters patent.

Any information (including information contained in any proposal, vendor qualification(s), ideas, models, drawings, or other material communicated or exhibited by us or on our behalf) provided in connection with this procurement is subject to the provisions of the Port Authority Freedom of Information Code and Procedure adopted by the Port Authority's Board of Commissioners on October 22, 2014, which may be found on the Port Authority website at: <http://www.panynj.gov/corporate-information/pdf/foi-code.pdf>. The foregoing applies to any information, whether or not given at the invitation of the Authority.

(Company)

(Signature)

(Title)

(Date)

ORIGINAL AND PHOTOCOPIES OF THIS PAGE ONLY.
DO NOT RETYPE.

ATTACHMENT B - RESPONDENT REFERENCE FORM

Name of Respondent: _____

Please provide a list of references on the firm's performance of similar work within the last five years, including all current contracts. Use additional sheets as necessary.

Include the following information for each reference:

Customer Name: _____

Address: _____

Contact Name and Title: _____

Phone and Email Address of Contact: _____

Contract date(s): _____

Contract cost: _____

Description of work:

Customer Name: _____

Address: _____

Contact Name and Title: _____

Phone and Email Address of Contact: _____

Contract date(s): _____

Contract cost: _____

Description of Work:

Customer Name: _____

Address: _____

Contact Name and Title: _____

Phone and Email Address of Contact: _____

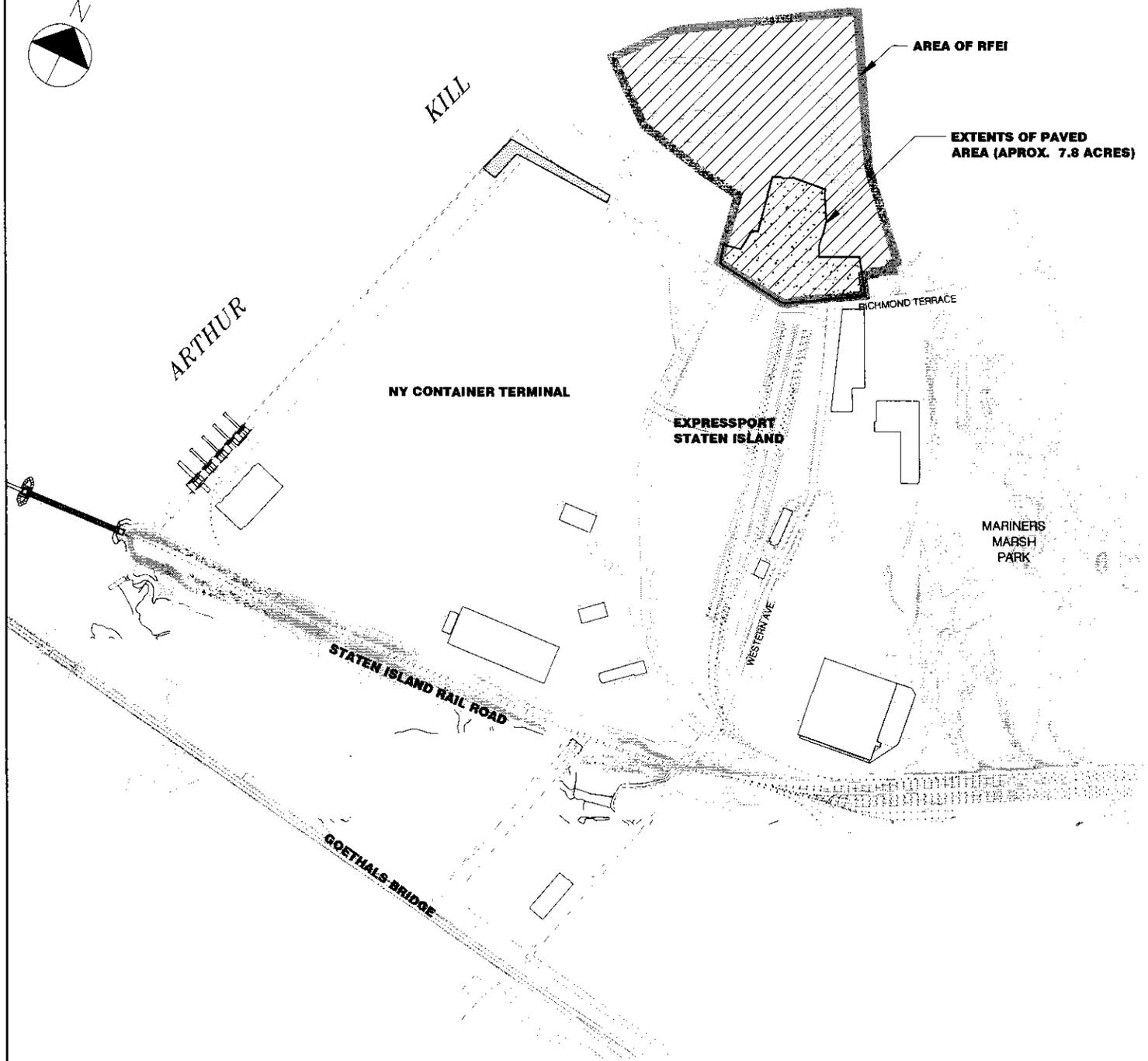
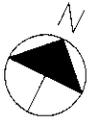
Contract date (s): _____

Contract cost: _____

Description of work: _____

ATTACHMENT C: DESCRIPTION OF PARCEL C

See following pages



Initialed:

For the PORT AUTHORITY

For the Lessee

EXHIBIT :

A

THE PORT AUTHORITY OF NY & NJ

PORT IVORY

Date : August 1, 2015