

John F. Kennedy International Airport Phase II Expansion of Terminal 4

Committee on Operations

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Existing Terminal Operations

- **Lowest Customer Service Ranking**
- **Limited Capacity**
- **Confusing Design**
- **Stopgap Repairs**



Proposed Phase II Expansion of Terminal 4



Project Cost and Schedule

Estimated Project Cost: \$175 Million

Funding: New York City Industrial Development Agency (IDA) Bonds,
Delta Investment

Uses: \$160 M - Terminal 4 Gate expansion
 \$15 M - Bus Station
 \$175 Million

Lease Terms and Revenue

- Terminal 4:** 11-gate extension of Concourse B
- FAA area (2.41 acres):** Expansion of Terminal 4 Leasehold
- Estimated Aggregate Rental:** \$93 Million
- \$16.7 M Fixed Rent
 - FAA area (2.41 acres) – Ground Rent
 - \$76.3 M Variable Rent
 - Terminal 4 – Variable Rent

Project Benefits

Port Authority:

- Increased Revenue
- \$175 M Investment in Terminal 4

Passengers/ Region:

- Integrated Domestic and International Operations
- 770 Job-years
- \$52 M in Wages
- \$259 M in Economic Activity

