PORT AUTHORITY NY NJ
AIR LAND RAIL SEA

PORT DEPARTMENT
4 WORLD TRADE CENTER
150 GREENWICH STREET, 17TH FLOOR
NEW YORK, NY 10007

Port of New York & New Jersey

REQUEST FOR EXPRESSION OF INTEREST

ISSUE DATE:	**NOVEMBER 6, 2025**
TITLE:	**DISPOSITION OF PROPERTY LOCATED AT PORT JERSEY SOUTH, BAYONNE, NEW JERSEY**
NUMBER:	**PJRFEI2025001**
SEND RESPONSES TO:	**GRACE DRAGNA (gdragna@panynj.gov)** **REFER TO SECTION 4 – SUBMISSION INSTRUCTIONS**
SITE VISIT:	**NOVEMBER 20, 2025 TIME: 10:00AM ET** **REFER TO SECTION 8 – SITE VISIT**
QUESTION DUE DATE:	**DECEMBER 8, 2025 TIME: 5:00PM ET**
RESPONSE DUE DATE:	**JANUARY 16, 2025 TIME: 5:00PM ET**
CONTACT NAMES:	**GRACE DRAGNA**

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Port of New York & New Jersey

1. GENERAL INFORMATION: 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.[1]

2. INTRODUCTION/OBJECTIVE

The Port Authority is seeking expressions of interest from firms (and partnerships of firms) to purchase certain property located at the Port Jersey Port Authority Marine Terminal (PJPAMT) in Bayonne, New Jersey (Subject Property). As described further in Section 3, below, the Subject Property is located at the Port Jersey South portion of the PJPAMT, known formerly as the Military Ocean Terminal at Bayonne (MOTBY), and is used for general marine terminal purposes. The Port Authority's Port Department (Port) will use the responses received through this RFEI to better understand potential development opportunities for the Subject Property.

Responses will be assessed against Port Authority strategic objectives and Port Department priorities.

The Subject Property will be purchased in its as-is condition, subject to all encumbrances.

As shown in more detail on Exhibit B of this RFEI, the Subject Property consists of approximately 9.61 acres of upland property inclusive of blended building and open area and associated riparian lands. The Subject Property includes Building 41, a vacant warehouse, which is approximately 85,000 square feet.

The Port Authority will use the responses to this RFEI to inform the process to achieve the objectives set forth in this section. See Section 10.1, below, for elaboration.

3. DESCRIPTION OF THE SUBJECT PROPERTY

Total Upland Acreage:	**Approximately 9.61 acres**, consisting of: - Building 41: Approximately 2 acres - Open Area: Approximately 7.61 acres *Parcel includes associated riparian area.
Buildings:	Building 41 – Vacant Warehouse (approx. 85k SF)
Access:	From the North: Take the New Jersey Turnpike/I-95 South to Exit 14A - Bayonne. From Exit 14A: Follow signs for Route 440 South. Proceed 1½ miles and make a left onto Goldsborough Drive / Port Terminal

[1] Port Authority website: www.panynj.gov Port website: www.panynj.gov/port

Boulevard. The Subject Property is 1.5 miles straight ahead, on the right.

From the South:
Take the New Jersey Turnpike/I-95 North to Exit 14A - Bayonne. Follow directions above from Exit 14A.

From NJ Transit - Hudson-Bergen Light Rail System:
Take the light rail system to the 34th Street Station. Cross Route 440 and walk 1.5 miles east on Port Terminal Boulevard / Goldsborough Drive to the Subject Property.

The Subject Property is situated on the south side of the Port Jersey South peninsula immediately adjacent to New York Bay. The Subject Property is readily accessible by road via Interstate 78, the New Jersey Turnpike (Interstate 95) and the Hudson-Bergen Light Rail mass transit system.

The Subject Property contains one vacant warehouse structure which was formerly part of the MOTBY facility.

The Subject Property currently encompasses certain utilities that may require relocation and/or upgrades to facilitate proposed developments. The extent of related investigations shall be the responsibility of the proposers. The Subject Property further may have certain easements and encumbrances, such as the Hudson River Waterfront Walkway (HRWW), which would need to be reviewed and considered by proposers as part of development plans.

The Subject Property is in proximity to an active cruise terminal, currently under lease by Royal Caribbean Group and its terminal operating company, Cape Liberty Cruise Port. At the eastern end of Port Jersey South is an active dry dock facility. Immediately to the west of the Subject Property is a planned passenger ferry terminal. North of the Subject Property is a warehouse and logistics site currently utilized by UPS.

The Subject Property today is accessed via Port Terminal Boulevard on the MOTBY Peninsula. Port Terminal Boulevard connects the east end of the MOTBY peninsula to Goldsborough Drive and NJ State Route 440. Port Terminal Boulevard also connects to Port Lincoln Road and Pulaski Lane West, and ultimately, out to the I-78 / I-95 NJ Turnpike Extension interchange.

4. SUBMISSION INFORMATION

The Port is seeking expressions of interest for purchasing the Subject Property at the Port Jersey South Peninsula from Respondents with relevant experience and qualifications and appropriate financial capability.

This RFEI is the **only method and final opportunity** for Respondents to express interest in the **PJRFEI2025001** solicitation. At any time following receipt of an expression of interest from respondents, the Port Authority may seek additional information or data in order to clarify a Respondent's submission.

Each Respondent shall submit via email a pdf copy of its response to **Grace Dragna (gdragna@panynj.gov)** no later than the time and date listed on the cover page.

The response shall express the Respondent's interest in developing the Subject Property at Port Jersey South. The response shall also include or identify:

1. **Purchase Offer** which includes:
    A. **Purchase Price** inclusive of:
        - Initial Purchase Price
        - Net Purchase Price (less projected Capital Investment)
    B. **Projected Capital Investment for Improvements**
    C. **Closing Timeline**

2. **Proposed Use** that includes a general description of the proposed development of the Subject Property including, but not limited to, the following:
    A. **Executive Summary** that includes a detailed description of the proposed use(s) within allowable zoning districts/requirements.
    B. **Conceptual Design Plans,** to the extent possible to provide, which highlight the scope, scale and location of the proposed development, any site grade changes, roadway improvements, use of the riparian lands, etc.
    C. **Operational Plans,** to the extent possible to provide, with focus on projected traffic generation and which take into consideration surrounding uses.

3. **Firm information** which includes:
    A. Respondent Name: 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 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 may request additional information relating to the Respondent's qualifications and will use this individual as the point of contact for these queries.
    C. **Firm Description:** 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. **Financial Capacity and Capability:** A description of the financials of the Respondent and financial approach to demonstrate adequate financial resources to develop the site in a manner consistent with Respondent's proposal.
    E. Any other information relevant to determine the level quality of experience Respondent has in successfully developing and/or operating facilities related to proposed uses.
    F. A signed copy of **Attachment A** (Attachment on Terms of Discussion).

5. LIMITATION OF PAGES IN RESPONSE

Including all information requested herein, responses shall be limited to no more than twelve (12) single-sided letter-size pages. Exhibits and attachments to the RFEI response (e.g., maps, charts, financial information, diagrams, etc.) are excluded from the page limitation.

6. SELECTION CRITERIA

Respondents shall submit proposals responding to each section outlined in Section 4, Submission Information. From the submitted proposals, the Port Authority will evaluate the submissions in accordance with the selection criteria. The final selection and recommendation of a proposer shall be based upon the Port Authority's sole determination as to which proposal presents the best overall value to the Port Authority.

Proposals will be evaluated based on the following criteria, ranked in order of importance:

1. Competitiveness and feasibility of the Purchase Offer
2. Quality and feasibility of the proposed use and business plan.
3. Experience in successfully developing and/or operating facilities related to proposed uses and financial capability to deliver same.
4. Quality and feasibility of Respondent's proposed schedule and time-to-market.

7. QUESTIONS

Any questions by prospective Respondents concerning this RFEI shall be addressed by email to the contact listed on the cover page of the RFEI, no later than the Question Due Date.

8. SITE VISIT

An in-person site visit of the Subject Property will be held on **November 20, 2025, at 10:00AM ET**. Please note that questions will not be answered during the visit and will instead need to be submitted to the Port Authority by the Question Due Date for its review and response.

9. CONFERENCE

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

10. GENERAL

1) Respondents should note that this RFEI may be a preliminary step towards an agreement for the sale of the Subject Property at Port Jersey South. The Port Authority reserves the right to conduct interviews with any Respondent to this RFEI, initiate negotiations with one or more Respondents to this RFEI, issue a solicitation for a purchase proposal, or to perform any or none of the above steps.

2) The Port Authority reserves the right to request further information from any Respondent to this RFEI. Such information may include, without limitation, business references and third-party assessments of financial health, security and safety history.

3) 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 or the Respondent.

4) Costs associated with participation and preparation of a submission by Respondents to this RFEI are not refundable.

5) Information supplied in connection with this RFEI is intended to be used to further assess interest. The Port Authority makes no representations, warranties or guarantees that the information contained herein is accurate, complete or timely or that such information accurately represents the conditions that would be encountered during the performance of any agreement related to the RFEI.

11. LIST OF ATTACHMENTS

1. Attachment A – Agreement on Terms of Discussion
2. Attachment B – Description of the Subject Property

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 request is subject to the provisions of the Port Authority Public Records Access Policy adopted by the Port Authority's Board of Commissioners, which may be found on the Port Authority website at: http://corpinfo.panynj.gov/documents/Access-to-Port-Authority-Public-Records/. The foregoing applies to any information, whether or not given at the invitation of the Port Authority.

_____

(Company)

_____

(Signature)

_____

(Title)

_____

(Date)

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

ATTACHMENT B: DESCRIPTION OF THE SUBJECT PROPERTY

List of Reference Documents:

1. Exhibit A – Map of Port Authority of NY & NJ Facilities
2. Exhibit B – Detail Map of the Subject Property

EXHIBIT A: MAP OF PORT AUTHORITY OF NY & NJ FACILITIES

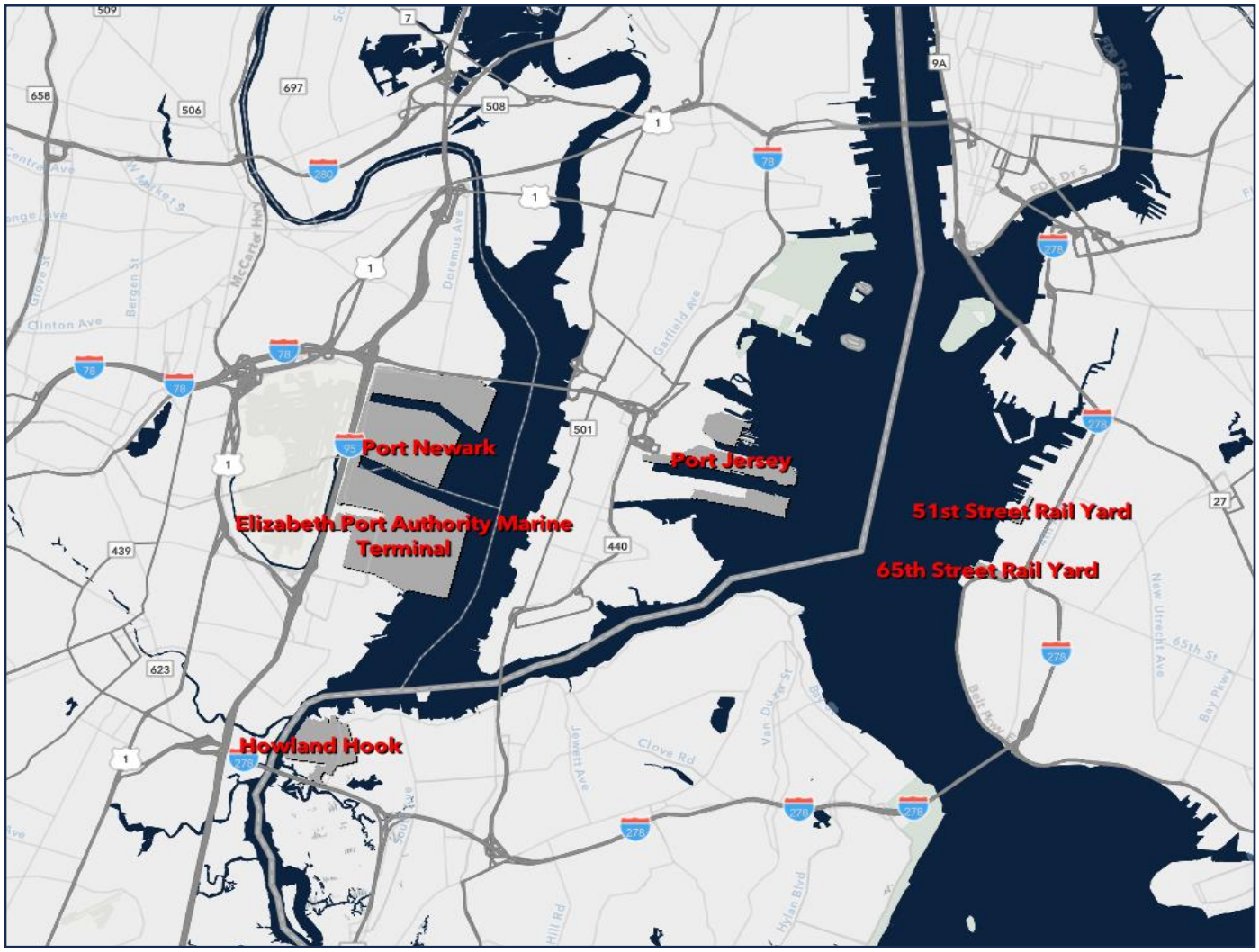


EXHIBIT B: DETAIL MAP OF THE SUBJECT PROPERTY

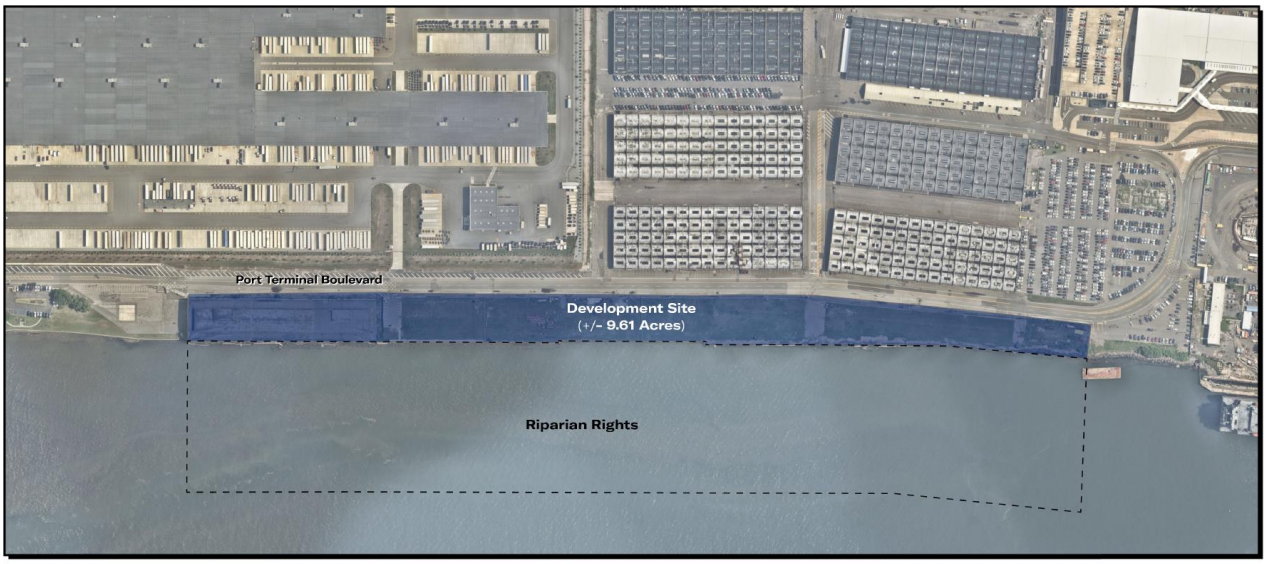


Exhibit*: *Property Detail Map

Port Jersey Port Authority Marine Terminal, Bayonne, New Jersey

0 0.04 0.07 0.15 0.22 0.3 Miles

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