

Olivencia, Mildred

From: fernanda.allegretti@abril.com.br
Sent: Wednesday, July 29, 2015 7:47 PM
To: Olivencia, Mildred
Cc: Torres-Rojas, Genara; Van Duyne, Sheree; Ng, Danny
Subject: Freedom of Information Online Request Form

Information:

First Name: FERNANDA
Last Name: ALLEGRETTI
Company: Veja magazine
Mailing Address 1: Av Nacoes Unidas, 7221
Mailing Address 2:
City: SAO PAULO
State: No
Zip Code: 33665
Email Address: fernanda.allegretti@abril.com.br
Phone: 11989363588
Required copies of the records: Yes

List of specific record(s):

Hello, my name is Fernanda and I am a Brazilian journalist. I write for the weekly news magazine VEJA, which is the biggest in Brazil. We sell around 1.3 million issues a week. I heard JFK is planning a new animal facility at the airport and I would like to get more information about it. Could you please send me? I am working on an article about animals and it is due friday. best, Fernanda

THE PORT AUTHORITY OF NY & NJ

FOI Administrator

July 31, 2015

Ms. Fernanda Allegretti
Veja Magazine
Av Nacoes Unidas, 7221
Sao Paulo, Brazil 33665

Re: Freedom of Information Reference No. 16199

Dear Ms. Allegretti:

This is in response to your July 29, 2015 request, which has been processed under the Port Authority's Freedom of Information Code (the "Code", copy enclosed) for records relating to the new animal facility at John F. Kennedy International Airport.

Materials responsive to your request and available under the Code are attached hereto. Paper copies of the available records are available upon request.

Please refer to the above FOI reference number in any future correspondence relating to your request.

Very truly yours,



Danny Ng
FOI Administrator

Enclosure

*4 World Trade Center, 18th Floor
150 Greenwich Street
New York, NY 10007
T: 212 435 7348 F: 212 435 7555*

THE PORT AUTHORITY OF NY & NJ

Press Release Article

PORT AUTHORITY APPROVES NATION'S MOST COMPREHENSIVE AVIATION ANIMAL HANDLING FACILITY AT JFK INTERNATIONAL AIRPORT

Date: Sep 20, 2012

Press Release Number: 128-2012

Expansive 172,165 square-foot center to operate 24/7 for worldwide import and export needs

A 21st century animal handling facility is coming to John F. Kennedy International Airport (JFK). Port Authority commissioners today approved plans for a world class, \$32 million facility at JFK that will handle roughly 70,000 domestic and wild animals annually. The center will set new national airport standards for comprehensive veterinary, kenneling and quarantine services.

The new facility, dubbed ARK, will offer a state-of-the-art veterinary hospital, animal daycare services and more efficient ways to transport animals worldwide, including exotic species. It will create 190 jobs, \$12.3 million in wages and \$50.5 million in economic activity during the span of the project's 20-year lease.

ARK Development LLC will take over the currently vacant Building 78 at JFK and 14.4 acres of ground area as part of a 20-year agreement, in which the company will invest approximately \$30 million in the 108,650 square-foot main center and another \$2 million in a 63,515 square-foot cargo handling facility. The Port Authority anticipates receiving more than \$108 million in rent over the lease term, consisting of fixed rent and revenue-sharing percentage fees.

The center also will include a three-day equine quarantine area, dog and cat kenneling and grooming services, an aviary, lawn space for exercising animals and a veterinary hospital and rehabilitation center for horses and other large animals. There will be no animal testing done at the facility.

"The Port Authority is proud to partner with ARK to make air travel at JFK more humane for animals and convenient for pet owners," said Port Authority Chairman David Samson. "ARK, our private sector partner, will invest \$32 million that will result in a world-class animal handling facility and establish a preeminent equine medical and surgical practice."

"The Port Authority is continually striving to find innovative ways to meet its customers' needs and this animal handling facility accomplishes that goal for the aviation sector," said Vice Chair Scott Rechler. "The project also will turn this unused building back into a profitable operation that will earn the agency more than \$100 million over the next two decades."

"While most of our airport passengers walk on two legs, this new center will serve the important travel needs of our four-legged and winged friends, while helping to create regional jobs and significant revenue for the Port Authority," said agency Executive Director Pat Foye. "This is another example of agency staff seeking new ways to meet niche markets and maintaining a leadership role in the aviation industry."

"By working together, the Port Authority and ARK will bring state-of-the-art animal health services to JFK with private investment," said agency Deputy Executor Bill Baroni. "Our passengers – and their animals – all benefit from this unique proposal."

The new ARK will offer a wider array of services than those of the current Vetport, which is located at JFK's Building 189, and operations will transition without interruption. ARK services will include enhanced animal boarding and equine quarantine space, which will satisfy the present and future needs of airport stakeholders and customers.

While there are animal handling facilities at both Los Angeles and Miami's airports, ARK at JFK will be larger and offer more comprehensive services than the other two. Additionally, ARK is in extended negotiations with Cornell's veterinary school, which would serve as the consultant on the project and the operator of the large animal hospital.

CONTACT: Ron Marsico, 212-435-7777

Founded in 1921, the Port Authority of New York and New Jersey builds, operates, and maintains many of the most important transportation and trade infrastructure assets in the country. The agency's network of aviation, ground, rail, and seaport facilities is among the busiest in the country, supports more than 550,000 regional jobs, and generates more than \$23 billion in annual wages and \$80 billion in annual economic activity. The Port Authority also owns and manages the 16-acre World Trade Center site, where construction crews are building the iconic One World Trade Center, which is now the tallest skyscraper in New York. The Port Authority receives no tax revenue from either the state of New York or New Jersey or from the City of New York. The agency relies on revenues generated by facility users, tolls, fees and rents as well as loans, bond financing, and federal grants to fund its operations. For more information, please visit <http://www.panynj.gov>.

JOHN F. KENNEDY INTERNATIONAL AIRPORT – BUILDING 78 – ARK DEVELOPMENT, LLC – LEASE AYE-245 – NEW LEASE

It was recommended that the Board authorize the Executive Director to enter into a lease agreement with ARK Development, LLC (ARK) for Building 78 at John F. Kennedy International Airport (JFK), consisting of a total of approximately 172,165 square feet of office/warehouse space and approximately 14.4 acres of ground area, for a term of 20 years, with ARK having one five-year extension option, to provide for: (1) the development of the premises to accommodate an animal handling facility, full service veterinary clinic and hospital; and (2) the development of an air cargo handling facility. ARK would have a conditional, exclusive right to develop and operate an animal handling facility at JFK for only the first ten years of its lease agreement.

Under the proposed lease, ARK would invest approximately \$30 million to develop approximately 108,650 square feet of the office/warehouse space for a business center, animal handling modules and a full-scale veterinary hospital, as well as approximately 6.5 acres of ground area for ramp parking, public/employee parking, and land use for animal handling. Under the guidance of Cornell University, the veterinary hospital would establish an equine medical and surgical practice at JFK. ARK also would invest approximately \$2 million to develop a cargo handling facility, consisting of approximately 63,515 square feet of office/warehouse space for general administrative and office functions for cargo operations, as well as approximately 7.9 acres of ground area for the receipt and transportation of air cargo, ramp parking and public/employee parking. The aggregate rental over the initial term of the lease would be approximately \$108.6 million, of which \$62 million would be guaranteed fixed ground and building rent and the balance would be participatory, in the form of percentage rent on gross receipts.

ARK would develop, finance, construct, operate, and manage the animal handling, equine quarantine, veterinary and boarding center at JFK. ARK would provide both airside and landside services necessary for boarding, kenneling, quarantine, import, export, and general transportation of large and small animals. In addition, a portion of the facility would be used for the receipt, storage and distribution of air cargo, and related administrative or office functions, which ARK plans to sublet to an air cargo operator(s).

Pursuant to the foregoing report, the Board adopted the following resolution, with Commissioners Bagger, Holmes, Lynford, Moerdler, Pocino, Rechler, Rubin, Samson, Sartor, Schuber and Steiner voting in favor. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to enter into a lease agreement with ARK Development, LLC for Building 78 at John F. Kennedy International Airport, consisting of a total of approximately 172,165 square feet of office/warehouse space and approximately 14.4 acres of ground area, for a term of 20 years, with ARK having one five-year extension option, substantially in accordance with the terms outlined to the Board; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to enter into any other contracts and

agreements necessary or appropriate in connection with the foregoing; and it is further

RESOLVED, that the form of all contracts and agreements in connection with the foregoing shall be subject to the approval of General Counsel or his authorized representative.