

Olivencia, Mildred

From: Port Authority [webmaster@mail132-224.atl131.mandrillapp.com] on behalf of Port Authority [webmaster@panynj.gov]
Sent: Thursday, April 07, 2016 5:24 PM
To: Van Duyne, Sheree; Ng, Danny; Torres-Rojas, Genara; Olivencia, Mildred; Shalewitz, William
Subject: FOI Request Submitted

A Freedom of Information request has been submitted.

Request date: 04/07/2016

Requested by: Nathan Horrell

Business: UNITE HERE

Address: 275 7th Ave
Floor 16
New York, NY, Zip: 10001

Contact: Phone: 2123329325
Email: nhorrell@unitehere.org

I write to request the following public information regarding Marketplace LaGuardia Limited Partnership "MLLP" at Port Authority of New York and New Jersey "PANYNJ" locations:

Records seeking:

- "Marketplace Development LP LaGuardia / Central Terminal Building Capital Budget", Exhibit CB-2 to Supplement No. 5 to Port Authority Lease No. AGA-317 between PANYNJ and Marketplace LaGuardia Limited Partnership.
- Any supplements to Port Authority Lease No. AGA-317 entered into by PANYNJ and MLLP from January 1, 2014 to the present.
- Any other agreements entered into by PANYNJ concerning MLLP's role in the LGA Redevelopment Program from January 1, 2014 to the present.

THE PORT AUTHORITY OF NY & NJ

FOI Administrator

May 12, 2016

Mr. Nathan Horrell
Unite Here
275 7th Avenue, Floor 16
New York, NY 10001

Re: Freedom of Information Reference No. 16832

Dear Mr. Horrell:

This is in response to your April 7, 2016 request, which has been processed under the Port Authority's Freedom of Information Code, copy enclosed, for copies of the following records regarding Marketplace LaGuardia Limited Partnership "MLLP" at Port Authority of New York and New Jersey "PANYNJ" locations: Marketplace Development LP LaGuardia/Central Terminal Building Capital Budget, Exhibit CB-2 to Supplement No. 5 to Port Authority Lease No. AGA-317 between PANYNJ and Marketplace LaGuardia Limited Partnership. Any supplements to Port Authority Lease No. AGA-317 entered into by PANYNJ and MLLP from January 1, 2014 to the present. Any other agreements entered into by PANYNJ concerning MLLP's role in the LGA Redevelopment Program from January 1, 2014 to the present.

Material responsive to your request can be found on the Port Authority's website at <http://corpinfo.panynj.gov/documents/16832-LPA/>. Paper copies of the available records are available upon request.

We have searched our files and no additional records were found responsive to the 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 3642 F: 212 435 7555*

**MarketPlace Development LP
LaGuardia Airport / Central Terminal Building
Capital Budget**

	Total Budget	O&M Cost	Re-merchandising Cost	Transition & Temp Cost	Financing Cost
General Construction	2,430,355	1,720,555	255,528	454,272	-
Furniture, Fixtures and Equipment	357,171	186,819	170,352	-	-
Site Office	56,784	56,784	-	-	-
Total Hard Costs	2,844,311	1,964,159	425,880	454,272	-
Professional Fee:					
Architecture and Engineering	247,952	60,050	145,382	42,520	-
Audit	-	-	-	-	-
Risk Management	-	-	-	-	-
Legal	340,704	-	335,026	5,678	-
Retail / Food Service Specialists	-	-	-	-	-
Other Professional Consultants	227,136	227,136	-	-	-
Total Professional Fees	815,792	287,186	480,408	48,198	-
Project oversight, development management, reporting, accounting, administration, research, lessees marketing and other project related home office costs including travel	271,064	187,185	40,587	43,292	-
On Site Property Management	-	-	-	-	-
Direct costs related to providing and supporting project management staff	-	-	-	-	-
Insurance	35,206	35,206	-	-	-
Cost of marketing and leasing, including but not limited to design and production of marketing materials, design and production of an on-site marketing center, marketing/leasing consultant and/or MarketPlace staff, and brokerage fees, etc., and other direct out of pocket costs related to marketing and leasing retail space in the CTB	143,664	-	103,915	39,749	-
Opening / Initial promotional expense	-	-	-	-	-
Financing Costs (Commitment Fee, Guarantee Fee, Construction Period Interest)	622,314	346,532	-	-	275,782
Total Soft Costs	1,888,040	856,110	624,909	131,239	275,782
Total Hard and Soft Costs	4,732,350	2,820,268	1,050,789	585,511	275,782