



**Queens
Community Board 13**
219-41 Jamaica Avenue
Queens Village, NY 11428
718.464.9700
Fax: 718.254.2739
qcb13.org



Melinda Katz
Borough President

Vicky Morales-Casella
Director of
Community Boards

Bryan J. Block
Chairman

Mark McMillan
District Manager

TESTIMONY BEFORE

THE LAND USE SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

Good afternoon. Chairman Greenfield, City Council members; my name is Mark McMillan and I am the District Manager for Queens Community Board 13. I am here today to enthusiastically testify in support of the TWA Flight Center Hotel being proposed for John F. Kennedy International Airport.

Initially, our Community Board was given a visual presentation by Tyler Morse, CEO of MCR Development, of this proposed hotel at the Land Use Committee meeting. The members of the committee were very impressed with this presentation on a number of different levels:

- 1) The wide ranging and detailed knowledge of the architectural history of the landmarked TWA Flight Center and its architect;
- 2) The extent the developer is taking to refurbish the landmarked building as well the symmetrical design for the hotel buildings and its cavernous meeting spaces;
- 3) The sensitivity to and awareness of the importance of hiring from the local communities;
- 4) An understanding of JFK International Airport as the gateway to America for much of the world, and the need for an iconic hotel that reflects the grandeur that is New York City in Queens;
- 5) A clear understanding and plan for traffic flow, parking and transportation options for its employees;
- 6) The overall impact to the local economy on so many levels.

At the December 21, 2015 General Board meeting, a second presentation was made before the full board on this ULURP application. The Chair called a vote on the

proposed recommendation in favor of this application which tallied, 27, yes, 0 no, 2 abstentions. After reading the tally, there was mild applause in the audience.

Too often, the only contact travelers have with Queens is to land at one of its two airports and take ground transportation into Manhattan. The TWA Flight Center Hotel picks up on other tourism initiatives in the borough by making Queens a "destination" – in this case for business meetings, weekend getaways, parties, wedding receptions, and even film production, all in a living, breathing space.

One of the highlights for this development is the visual identification it will bring to JFK International Airport. In a short period of time simply showing the façade of the TWA Terminal will give a visual cue to any observer of a location in Queens. The TWA Flight Center Hotel will stand with the Unisphere as an internationally recognized symbol of our great borough. This hotel will be a place of identification and for memories. This is very important for pride in our community, which will extend into the city in which it is located.

There is no "downside" in the development in the TWA Flight Center Hotel. For the City of New York, it becomes yet another jewel in its architectural crown. For the communities of southeast Queens it becomes a marker – an iconic symbol of both the great jet age of the early 1960's, and a building, indeed, a place of international beauty for people from all over the world to come to in the Twenty-First Century – right here in our backyard.

Queens Community Board 13 urges this committee to support this wonderful project. It is a tremendous addition to the communities in Queens for jobs and other economic stimulus, and it will continue the tradition of the great City of New York in grand architecture. Only this time it is located in one of its so-called "Outer Boroughs." A place called Queens. A place we call home.

We look forward to working with the developer to locate workers and other economic opportunities to our mutual benefit.

On behalf of the members of Queens Community Board 13, and its 200,000 residents, we thank you for your consideration.

Respectfully submitted,

Mark McMillan
District Manger
April 18, 2016

Supporters of the TWA Flight Center include:

- Councilmember Donovan Richards
- Real Estate Board of NY (REBNY)
- Association for a Better New York (ABNY)
- Regional Plan Association (RPA)
- Terminal 4 Consortium
- Kennedy Airport Airlines Management Council (KAAMCO)
- Queens Chamber of Commerce
- New York Building Congress
- Mitchell Moss of the NYU Rudin Center for Transportation
- Building and Construction Trades Council of Greater New York
- Building Trade Employers Association (BTEA)
- Nontraditional Employment for Women (NEW)
- Hotel Trades Council (HTC)
- Global Gateway Alliance

DONOVAN RICHARDS
COUNCIL MEMBER
31ST DISTRICT, QUEENS

COMMITTEES
ZONING AND FRANCHISES CHAIR

GENERAL WELFARE

ECONOMIC DEVELOPMENT

ENVIRONMENTAL PROTECTION

LAND USE

PUBLIC HOUSING

RECOVERY AND RESILIENCE

TRANSPORTATION

The Honorable Inez Dickens
250 Broadway, Suit 1875
New York, NY 10007

Chair Dickens:

I am writing to express my support to the rehabilitation project of the TWA Flight Center. Though the terminal will not fall directly in my district, I am pleased to stand alongside the work being done as I believe it will bring jobs to not only my constituents, but surrounding areas as well.

I have met with the CEO of MCR Development, Tyler Morse, who is leading the project and am confident in the company's ability to restore this historic icon to its former glory while also having the project be a boom to the local economy. My initial concerns with the project have been assuaged through talks with Mr. Morse, who has thoughtfully considered every aspect of this rehabilitation. He and his team have addressed pertinent perceived issues that could arise.

This project is bringing union jobs to Queens, both construction and permanent. Through partnership with Turner Construction and their commitment letter, I am confident they will meet MWBE jobs standards as well. Plans are moving forward on working with Community Boards 10, 12 and 13 on outreach to the local community for these jobs and job fairs are already scheduled. Local hiring and supporting our MWBEs are key components of a thriving economy, and with the commitments put forth by MCR Development with Turner Construction, not only will the area surrounding the airport thrive, but the entire borough of Queens as well. Jobs will be brought to the local community with union agreements in place, good jobs – with decent wages and benefits – will be brought to our districts.

The Eero Saarinen building is an iconic piece of history for New York's jet age. With this rehabilitation it will be restored to its former glory and be accessible to the public once again after being dark for 15 years.

Sincerely,



Donovan Richards
31st District, Queens



THE COUNCIL
OF
THE CITY OF NEW YORK

March 29, 2016

LAURELTON OFFICE
234-26 MERRICK BLVD.
LAURELTON, NY 11422
TEL: (718) 527-4356
FAX: (718) 527-4402

ROCKAWAY OFFICE
1526 CENTRAL AVENUE
FAR ROCKAWAY, NY 11693
TEL: (718) 471-7014
FAX: (718) 471-7391

CITY HALL OFFICE
250 BROADWAY
NEW YORK, NY 10007
TEL: (212) 788-7216
FAX: (212) 227-1210

dnrichards@council.nyc.gov



ELIZABETH BRATON
Chairperson

COMMUNITY BOARD 10

CITY OF NEW YORK • BOROUGH OF QUEENS
115-01 LEFFKETS BOULEVARD
SOUTH OZONE PARK, N.Y. 11420
TEL: (718) 843-4488
FAX: (718) 738-1184
E-MAIL: cb10qns@nyc.gov



KARYN PETERSEN
District Manager

April 18, 2016

Honorable Inez Dickens
Chair of the Subcommittee on Planning, Dispositions and Concessions
250 Broadway
New York, NY 10007

RE:L.U. No. 348
TWA Flight Center Hotel at JFK Airport
C 160097 PPQ

Application submitted by the Department of Small Business Services, pursuant to Section 197-c of New York City Charter, for the disposition of a lease to Flight Center Hotel, LLC of property located at Building 60 at JFK International Airport, Block 14260, p/o Lot 1, pursuant to zoning.

Dear Chair Dickens:

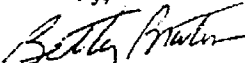
On behalf of Queens Community Board 10, we are pleased to offer our full support to this landmark building's rehabilitation and reopening. As you may know, our Board voted to unanimously approve the ULURP application.

After careful consideration, we decided to support this project due to the amount of quality jobs it will bring to the area, and the positive impact it will have to the local economy. We have spoken to the developer, Tyler Morse of MCR Development, and he has thoroughly addressed any concerns and consistently demonstrates his commitment to the community and project.

MCR Development is undertaking a project that has the ability to aide in the modernization of the JFK Airport, as well as preserve a critical piece of history for the City. This project is an innovative blending of history with the needs of today's traveler. Bringing a much needed hotel to the airport and conference space to Queens, it will also reopen a piece of the golden jet age to the public in this iconic structure.

We look forward to being a partner in this innovative rehabilitation of history and urge the Committee to offer their support to this application.

Sincerely,


Betty Braton
Chairperson

cc: New York City Council Speaker Melissa Mark-Viverito



**BUILDING &
CONSTRUCTION
TRADES COUNCIL
OF GREATER NEW YORK**

GARY LaBARBERA
PRESIDENT

April 14, 2016

AFFILIATED WITH THE
BUILDING CONSTRUCTION TRADES DEPARTMENT
OF WASHINGTON D.C.

BUILDING AND CONSTRUCTION TRADES COUNCIL
OF NEW YORK STATE

AMERICAN FEDERATION OF LABOR OF CONGRESS
OF INDUSTRIAL ORGANIZATION

Honorable Inez Dickens
Chair of the Subcommittee on Planning, Dispositions and Concessions
250 Broadway
New York, NY 10007

Dear Inez Dickens,

On behalf of the Building and Construction Trades Council of Greater New York, an organization consisting of local affiliates of 15 national and international unions representing 100,000 working men and women in the New York City, we offer our full support to the rehabilitation and reopening of The TWA Flight Center.

MCR Development will provide construction workers with opportunities for jobs with good wages, health insurance and retirement security. With agreements in place with our Council as well as the Hotel Trades Council, more than 3,700 construction and permanent jobs will be created through this project. This rehabilitation will be a model for others in honoring the City's history while creating good jobs.

We look forward to supporting the repurposing of this iconic symbol in aviation history and urge the Subcommittee on Planning, Dispositions and Concessions will offer its support to this application by passing a resolution in its favor as well.

Sincerely,

Gary LaBarbera

CC Council Speaker Melissa Mark-Viverito

71 WEST 23rd STREET • SUITE 501-03 • NEW YORK, NEW YORK 10010
TEL. (212) 647-0700 • FAX (212) 647-0705



CHAIRMAN
RICHARD CAVALLARO*

VICE CHAIRMEN
LOUIS J. COLETTI*
SABRINA KANNER*
GARY LABARBERA*
JOSEPH G. MIZZI*
CHARLES F. MURPHY*
MILDE RIVERSO*
LAWRENCE P. ROMAN*
MATTHEW VAN BUREN*

PRESIDENT
RICHARD T. ANDERSON*

TREASURER
GREGORY A. KELLY*

SECRETARY
JILL N. LERNER*

GENERAL COUNSEL
MICHAEL S. ZETLIN*

DIRECTORS
HUSAN AHMAD
JOSEPH J. ALIOTTA
VINCENT ALVAREZ
AINE M. BRAZIL
LYNNE P. BROWN
PETER CAFIERO
VICTORIA J. CERAMI
EDWIN CHRISTIAN
LISA S. COICO
COSEMA E. CRAWFORD
CHERYL MCKISSACK DANIEL
RALPH J. ESPOSITO
MARIAN KLEIN FELDT
CARL GALIOTO
WILLIAM J. GILBANE III
JOHN J. GILBERT III
SHARON GREENBERGER
GAIL GRIMMETT
JOSEPH T. GUNN
SUSAN L. HAYES
DAMON J. HEMMERDINGER
MAUREEN A. HENEGAN
JOSEPH A. JENUSO
THOMAS IOVINO
CYRUS J. IZZO
CHRISTOPHER LARSEN
JEFFREY E. LEVINE
JORGE J. LOPEZ
ANTHONY MANNARINO
PETER A. MARCHETTO
CHRIS MCCARTIN
MYSORE I. NAGARAJA
TERRENCE E. O'NEAL
RAYMOND M. POCINO
JOHN F. POWERS
TUDD RECHLER
JONATHAN D. RESNICK*
MICHAEL F. RUSSO
ANTHONY P. SCHIRRIPIA
SCOTT SELTZ
MITCHEL W. SIMPLER
VICKI MATCHSUNA
ELISE WAGNER
CHRISTOPHER O. WARD
IRIS WEINSHALL
ELI ZAMEK
*Executive Committee Member

DIRECTORS EMERITI
RAYMOND P. DADDAZIO
PETER L. DICAPUA
JOHN M. DIONISIO*
MARY-JEAN EASTMAN
PETER GOETZ
STUART E. GRAHAM
RICHARD SETH HAYDEN
JOHN F. HENNESSY III
JAMES H. JONES
LEEVI KILL
HERBERT K. KOENIG
JEFFREY M. LEVY
JOHN V. MAGLIANO
SALVATORE MANCINI
WILLIAM A. MARINO
GERARD A. NEUMANN
ROBERT S. PECKAR
GEORGE J. PIERSON
JACK RUDIN
THOMAS Z. SCARANGELLO
FRANK J. SCIAME
ROBERT E. SEISAM
DOMINICK M. SERVEDIO
MARILYN JORDAN TAYLOR
DANIEL R. TISHMAN
RICHARD L. TOMASETTI



April 15, 2016

Hon. Inez Dickens
Chairperson
Subcommittee on Planning, Dispositions and Concessions
New York City Council
250 Broadway, Ste. 1875
New York, NY 10027

Dear Chairperson Dickens:

Inez

The New York Building Congress writes to offer its strong support for the adaptive reuse of the TWA Flight Center, which will restore an iconic part of the Queens landscape and generate important new economic activity for Jamaica.

The TWA Flight Center Hotel will bring a signature airport hotel to JFK, helping to remedy a longstanding deficiency at the transit hub. In addition the redevelopment brings a variety of other visitor amenities, restaurants, bars, and a conference center, that will produce union jobs in the hospitality industry.

The TWA Flight Center hotel is also significant because it reclaims what was once a gateway to America for a new generation of New Yorkers and visitors from around the globe. The project also represents the best of government/privatesector partnerships by leveraging a government asset to generate economic opportunity for a part of the City ready for investment and growth.

We therefore urge your Committee to support the ULURP application for the redevelopment TWA Flight Center.

Sincerely,

Richard T. Anderson
President

Best regards

cc: Hon. Melissa Mark-Viverito



Regional Plan Association

April 15, 2016

Chairman
Elliot G. Sander

President
Thomas K. Wright

Vice Chair and Co-Chair
New York Committee
Robert L. Billingsley

Vice Chair and Co-Chair
New York Committee
Lynne Sagalyn

Vice Chair and Co-Chair
Connecticut Committee
Michael J. Cristelli

Vice Chair and Chair
of the Nominating
Committee
Denise M. Richardson

Vice Chair and Co-Chair
New Jersey Committee
Christopher J. Daggett

Treasurer and Co-Chair
Long Island Committee
Matthew S. Kissner

Secretary
Douglas Durst

Chairman Emeritus
and Counsel
Peter W. Herman

Vice Chair and Co-Chair
New Jersey Committee
The Honorable
James J. Florio

Secretary
Rossana Ivanova

Rohit T. Aggarwala
David Armour
Hilary M. Bailon
Joseph G. Barile
Marcia Bnteson
Stephen R. Beckwith
Edward J. Blakely
James J. Brinkerhoff
Tonlo Burgos
Michael J. Cacace
Vishnan Chakrabarti
Manju Chandrasekhar
Frank S. Cicero
Louis Coletti
Kevin S. Corbett
Anthony R. Coscia
Eva Lauren Durst
Thomas P. Fehn
Fernando Ferrer
Luke Eberly
Fichtorn IV
Barbara Joelson File
James E. Fitzgerald
Emil H. Frankel
Doreen M. Frasca
Timur F. Galen
Jonathan L. Goldstick
Jerome W. Gottesman
Maxine Griffith
John S. Griswold Jr
Richard J. Haray
Suzanne
Heidelberger
Dylan Hixon
David Huntington
Adam Isles
Kenneth T. Jackson
Marc Joseph
Anaita Kasad
Marcia V. Keitz
Gregory A. Kelly

Robert Knapp
Hope Knight
Mitchell A. Korbey
John Z. Kukral
Judith Lagano
Trent Lethco
Christopher D.
Levendos
Charles J. Maikish
Mark Marcucci
Debra A. McDowell
Peter J. Miscovich
Jan Nicholson
Joseph P. Oates
Richard L. Oram
Patricia Ornst
Sotiris A. Pagdalis
Kevin J. Pearson
Milton Puryear
Richard Ravitch
Gregg Rechler
Michael J. Regan
Erin Rouss-Hannafin
Marc Ricks
Gary D. Rose
Janette Sadik-Khan
Thomas Santiago
Samuel I. Schwartz
Peggy Shepard
H. Claude Shostal
James Simpson
Susan L. Solomon
Monica Slater Stokes
Robert Stromsted
Michael J. Sweeney
Luther Tai
Marilyn J. Taylor
Sharon C. Taylor
Richard T. Thigpen
Karen E. Wagner
Robert D. Yaro

Attn: Honorable Inez Dickens
Chair of the Subcommittee on Planning, Dispositions and Concessions
New York City Council
250 Broadway
New York, NY 10007

Re: TWA Flight Center Letter of Support

Dear Council Member Dickens:

Regional Plan Association is proud to add its name to the list of supporters for the rehabilitation of the TWA Flight Center and hotel at JFK.

The plans for the TWA Flight Center will preserve a world-famous mid-century landmark and provide important new amenities at JFK airport. The New York region lags behind other metropolitan areas in the availability of hotel and conference space, so this plan helps meet an important need while also fostering economic activity around the airport.

We urge your support of the project's ULURP application.

Sincerely,

Tom Wright
President

New York
4 Irving Place, 7th floor
New York, NY 10003
212 253 2727

New Jersey
179 Nassau Street, 3rd floor
Princeton, NJ 08542
609 228 7080

Connecticut
Two Landmark Square, Suite 108
Stamford, CT 06901
203 356.0390

www.rpa.org



**Nontraditional Employment
for Women**

Hard Hats. Strong Women. Building the Future.

Kathleen Culhane, President

April 15, 2016

Honorable Inez Dickens
Chair of Subcommittee on Planning, Dispositions and Concessions
250 Broadway, Ste. 1875
New York, New York, 10007

Dear Honorable Inez Dickens,

Nontraditional Employment for Women (NEW) supports the ULURP application for TWA Flight Center Hotel by MCR Development. There are limited opportunities for low-income and minority women to obtain secure jobs that provide a living wage and essential benefits, such as health insurance. NEW students, particularly minority women - the population NEW chiefly serves, often face the greatest challenges.

Careers in the unionized construction trades provide opportunities for minority, low-income women to secure jobs that are at a living wage and include essential benefits. After participating in NEW's programs, the improvement in wages and standard of living is dramatic. The average wage for NEW permanent job placements is \$17 per hour. These wages go up to around \$40 per hour after a four to five year apprenticeship program. NEW's program and direct entry opportunity into union apprenticeship programs allows low-income women in New York City to provide a secure future for themselves and their families.

Founded in 1978, NEW prepares, trains and places women in careers in the skilled construction, utility and maintenance trades, helping women achieve economic independence and a secure future. In that work we have the opportunity to work directly with the New York City Building and Construction Trades Apprenticeship programs.

The revitalization of the TWA Flight Center will provide opportunities for women from across New York City. The TWA Flight Center Hotel at JFK Airport will be union built and operated. An agreement is in place with the Building and Construction Trades Council, a longstanding partner of NEW, and the project will deliver more than 3,700 construction and permanent jobs.

NEW is proud to support the revitalization of the TWA Flight Center and to support MCR Development, JetBlue, the Port Authority of New York and New Jersey, and Turner Construction in this effort. This project will provide opportunities for economic security for women and their families.

Sincerely,

Kathleen Culhane

Cc: Council Speaker Melissa Mark-Viverito



William C. Rudin
Chairman

Angela Sung Pinsky
Executive Director

Association for a Better New York
355 Lexington Avenue
New York, NY 10017

t. 212.370.5800
f. 212.661.5877

www.abny.org

April 13, 2016

Honorable Inez Dickens
New York City Council
Chair of the Subcommittee on Planning, Dispositions and Concessions
250 Broadway
New York, NY 10007

Dear Council Member Dickens:

The Association for a Better New York (ABNY) is among the city's longest standing civic organizations advocating for the policies, programs and projects that make New York a better place to live, work and visit. We represent the broad fabric of New York's economy and our membership includes New York's most influential businesses, not-for-profits, arts & culture organizations, educational institutions, labor unions and entrepreneurs.

I am writing to you today to express ABNY's support of the ULURP application for the TWA Flight Center Hotel by MCR Development. Not only is the revitalization of the TWA Flight Center is a tribute from New York City to its history, but JFK employees, New York City residents and the millions of travelers passing through the airports gates will be able to enjoy this rehabilitation and the benefits it brings to the key transit hub. Additionally, this effort is being undertaken by a wide-ranging coalition of stakeholders, including MCR Development, the Port Authority of New York and New Jersey, and JetBlue Airways, speaking to its broad importance to the City. Finally, this project, upon completion, will take us one large step forward in ensuring our transportation hubs are modernized and equipped for the 21st century traveler's needs.

MCR Development is creating a truly first-class development with this innovative hotel and event space proposal, and so we urge the Community Board to review the merits of this project and to support its ULURP application.

Thank you for taking our position into account.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Pinsky", written in a cursive style.

Angela Pinsky
Executive Director



REAL ESTATE BOARD OF NEW YORK

John Banks
President

April 18, 2016

Honorable Inez Dickens
Chair of the Subcommittee on Planning, Dispositions and Concessions
250 Broadway
New York, NY 10007

Dear Council Member Dickens:

The Real Estate Board of New York, Inc. (REBNY) is a broadly based trade association with 17,000 owners, developers, brokers, managers and real estate professionals active throughout New York City. We support the TWA Flight Center Hotel at JFK Airport.

This project will preserve the iconic TWA Terminal, designed by the noted architect Eero Saarinen, which opened in 1962; it will rehabilitate the national landmark and include an innovative museum focusing on New York as the birthplace of the Jet Age, on the storied history of TWA, and on the Midcentury Modern design movement.

The project will ensure this center remains an architectural treasure that honors our aviation history and will help modernize the transit hub with important upgrades necessary for growth and economic success.

In addition, it will deliver a world-class hotel to New York that is LEED-certified. The new TWA Flight Center Hotel will continue to help New York City grow and thrive as an important global hub of commerce and tourism, will add to the growing supply of hotel rooms and will demonstrate that the market can provide for full service hotels where there is a clear need for such facilities.

The redevelopment plan will be part of a public-private partnership between MCR Development, JetBlue, and the Port Authority of New York and New Jersey. It will be union built and operated, delivering more than 3,700 construction and permanent jobs.

MCR Development's project is setting a leading example for how New York can balance economic growth with preservation-sensitive development.

We offer our support for this ULURP application for the many benefits it brings to the airport, the City's historic property and to the construction and permanent jobs this investment will create.

Sincerely,

A handwritten signature in black ink that reads "John Banks". The signature is written in a cursive, flowing style.

John Banks

cc: Speaker Melissa Mark-Viverito

Queens Chamber of Commerce

Albert F. Pennisi, President
Terri Thomson, First Vice President
Mayra DiRico, Treasurer
Vincent Petraro, Secretary
Carol Consolato, Immediate Past President
Thomas J. Grech, Executive Director

75-20 Astoria Blvd. Suite 110
Jackson Heights, NY 11370
P: 718-898-8300
F: 718-898-8399
info@queenschamber.org

To Whom It May Concern:

For over 100 years, the Queens Chamber of Commerce has advocated to ensure the borough's economy remains vibrant, where entrepreneurs can succeed and communities remain strong. After hearing the plans for MCR Development, we believe the revitalization of the TWA Flight Center Hotel will create jobs and help businesses in Queens and the rest of the city.

Today, JFK Airport generates \$37.3 billion in economic activity that creates 256,000 jobs. As we look to ensure JFK remains this economic force, bringing in a variety of amenities that can ensure business is conducted in Queens is essential.

Unfortunately, since it closed in 2001, the terminal has sat desolate leaving a large part of this economic hub lagging.

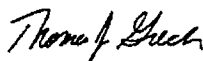
MCR Development's proposal will no doubt create a place for business while adding 3,700 construction and permanent jobs. When complete, we are excited to let Queens businesses know that they will have the 40,000 square feet of conference and meeting space to host perspective new clients, a trade show, or holiday party.

What is also commendable about this project is that they are keeping much of the history intact. This national landmark will have a museum that focuses on New York as the Midcentury Modern design that the Terminal embraced. Also, the rehabilitation will keep much of the original look and feel for when it was first opened in 1962.

It is great to see some of Queens' major partners work together on this project. For decades the Port Authority of New York and New Jersey has helped to ensure both JFK and La Guardia airports have all the necessary infrastructure to keep them operating; and since the companies beginning JetBlue has called Queens home, and their support of this project shows their commitment to our borough.

We are also confident MCR Development will be able to successfully manage this operation. Its extensive experience already managing 89 hotels in 23 states, they have the experience necessary to make sure this hotel accommodates all of Queens businesses' needs.

Sincerely,



Thomas J. Grech
Executive Director, Queens Chamber of Commerce



Global Gateway Alliance
25 W 39th Street
New York, NY 10018

April 18, 2016

The Honorable Inez Dickens
Chair of the Subcommittee on Planning, Dispositions and Concessions
New York City Council
250 Broadway
New York, NY 10007

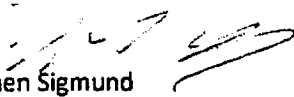
Dear Chair Dickens:

On behalf of the Global Gateway Alliance, I am pleased to offer our full support to MCR Development's plan to open a hotel in the TWA Flight Center at JFK, a project that will benefit local communities in the long term.

The plan for the hotel will not only bring a much-needed amenity to the airport, but it will also reopen the iconic building to the public. And the careful design will ensure the building's longstanding history is preserved. Last, rehabilitating the old terminal into a functioning facility will strengthen the regional economy, help revitalize the airport, and bring strong union jobs to the area.

Leaving this iconic structure dormant does not benefit anyone and the plans set forth by MCR offer an excellent opportunity to reimagine the space. As such, we urge the Council to offer its support to this ULURP application.

Sincerely,


Stephen Sigmund
Executive Director, Global Gateway Alliance

cc: Speaker Melissa Mark-Viverito



Francis A. DiMola
Executive Director
Terminal 4 - JFKIAT, Room 262
John F. Kennedy International Airport
Jamaica, New York 11430
Office: 718-751-3010

April 15, 2016

Honorable Inez Dickens
Chair of the Subcommittee on Planning, Dispositions and Concessions
250 Broadway
New York, NY 10007

Re: John F. Kennedy International Airport – MCR Development - Former TWA Flight Center

Dear Chairwoman Dickens:

By way of introduction, my name is Francis DiMola and I am the Executive Director of the Terminal 4 Airlines Consortium (TFAC) located at Terminal 4, John F. Kennedy International Airport (JFK Airport). I want to take this opportunity to voice TFAC's strong support for MCR Development's construction of a new hotel in the former TWA Flight Center.

TFAC is a consortium of 30 airlines, both domestic and international, operating at Terminal 4. The TFAC airlines serve approximately 19 million travelers per year, making Terminal 4 the busiest terminal at JFK Airport, and arguably the largest international terminal in the United States in terms of passenger volume. I will also mention that Terminal 4 is home to Delta Air Lines at JFK Airport.

In 2001 when TWA ceased operations, the Port Authority had the foresight to acknowledge the historical significance of the former TWA Flight Center and preserve this terminal for an appropriate adaptive reuse. As you know, the former TWA Flight Center was designed by Eero Saarinen which opened as a TWA airline terminal in 1962, commemorating the new age of aviation with jet propelled aircraft. MCR Development's proposal to construct a 505 room hotel with conference rooms and food/beverage outlets while preserving the iconic landmarked Saarinen terminal offers JFK Airport and our surrounding communities a very unique opportunity to celebrate the glory of aviation in the past, while providing much needed on-airport hotel facilities today.

This rehabilitation project will provide a very important amenity to passengers travelling though JFK Airport, as it will be the only on-airport hotel and one that is easily accessible to all passengers who are departing or arriving from the airport's 6 passenger terminals. I know from discussion that I have had with airline management that there is currently a strong demand for an on-airport hotel that accommodates passengers who choose to arrive at the airport the night prior for an early morning departure, or as often happens, accommodating passengers who are stranded because of extensive delays or cancellations due to unforeseen circumstances such as bad weather. While there are fine hotels located off-airport, we know from experience that passengers would much prefer on-airport

hotel accommodations in close proximity to their departing terminal. It is also worth mentioning that JFK Airport is the only major airport in the United States that does not provide on-airport hotel accommodations, and that the highest rated airports in the world in terms of passenger satisfaction provide for on-airport hotel accommodations.

In closing, on behalf of Terminal 4's 30 airlines and its 19 million annual passengers, we are excited about this very unique and important hotel development project, and I respectfully request that the New York City's Subcommittee on Planning, Dispositions and Concessions provide its support for the project as well.

Thank you and best regards,

A handwritten signature in black ink, appearing to read 'Francis A. DiMola', written over a horizontal line.

Francis A. DiMola

Queens Chamber of Commerce

Albert F. Pennisi, President
Terri Thomson, First Vice President
Mayra DiRico, Treasurer
Vincent Petraro, Secretary
Carol Conslato, Immediate Past President / Counsel
Thomas J. Grech, Executive Director

75-20 Astoria Blvd. Suite 140
Jackson Heights, NY 11370
P: 718-898-8500
F: 718-898-8599
info@queenschamber.org

April 18, 2016

Honorable Inez Dickens
Chair of the Subcommittee on Planning, Dispositions and Concessions
250 Broadway
New York, NY 10007

For over 100 years, the Queens Chamber of Commerce has advocated to ensure the borough's economy remains vibrant, where entrepreneurs can succeed and communities remain strong. After hearing the plans for MCR Development, we believe the revitalization of the TWA Flight Center Hotel will create jobs and help businesses in Queens and the rest of the city.

Today, JFK Airport generates \$37.3 billion in economic activity that creates 256,000 jobs. As we look to ensure JFK remains this economic force, bringing in a variety of amenities that can ensure business is conducted in Queens is essential.

Unfortunately, since it closed in 2001, the terminal has sat desolate leaving a large part of this economic hub lagging. MCR Development's proposal will no doubt create a place for business while adding 3,700 construction and permanent jobs. When complete, we are excited to let Queens businesses know that they will have the 40,000 square feet of conference and meeting space to host perspective new clients, a trade show, or holiday party.

What is also commendable about this project is that they are keeping much of the history intact. This national landmark will have a museum that focuses on New York as the Midcentury Modern design that the Terminal embraced. Also, the rehabilitation will keep much of the original look and feel for when it was first opened in 1962.

It is great to see some of Queens' major partner's work together on this project. For decades the Port Authority of New York and New Jersey has helped to ensure both JFK and La Guardia airports have all the necessary infrastructure to keep them operating; and since the companies beginning JetBlue has called Queens home, and their support of this project shows their commitment to our borough.

We are also confident MCR Development will be able to successfully manage this operation. Its extensive experience already managing 89 hotels in 23 states, they have the experience necessary to make sure this hotel accommodates all of Queens businesses' needs.

Sincerely,



Thomas J. Grech
Queens Chamber of Commerce, Executive Director

cc: NYC Council Speaker Mark-Viverito



April 15th 2016

To Whom It May Concern:

My name is Erica Ford, and I am the CEO of LIFE Camp, Inc.

It is my understanding that our organization is being considered to assist with workforce development in relation to the proposed TWA Flight Center Hotel Project.

We are elated at this news, and view the opportunity to serve in this role as a valuable addition to our program.

Although LIFE Camp is a partner in New York City's recently established Crisis Management System, our organization's work with local youths pre-dates its 2009 Cure Violence initiative affiliation, and has served Southeast Queens residents for more than twenty years.

Right now we have forty-three young people in our work program, the majority of whom are not necessarily high risk.

The success of our mission depends in no small measure on identifying those who are often preyed on by gangs and other unscrupulous individuals in their community, and steering them away from those elements.

Nevertheless, in the interests of this endeavor, we are prepared to work with another party to ensure the thorough vetting of any prospective job candidates that would be referred by our organization.

Thank you again for your consideration, and understanding the importance of preparing our young men and women for joining the workforce.

Erica Ford

A handwritten signature in black ink, appearing to read "Erica Ford", with a stylized flourish at the end.

LIFE Camp, Inc

MCR

DEVELOPMENT

18 April 2016

Ruben Wills
Council Member
95-26 Sutphin Blvd
Jamaica, NY 11435

Re: TWA Flight Center Hotel
Application # C 160097 PPQ

Dear Council Member Wills:

On behalf of the MCR Development team, thank you for forwarding on to us Council Member Wills's letter and thank you for your consideration of MCR Development's proposal to restore and rehabilitate the landmark TWA Flight Center (the "Flight Center") and to create a world class hotel at John F. Kennedy International Airport.

The project includes restoration of the Flight Center, construction of two new hotel guest room buildings that would be located behind and on either side of the Flight Center and construction of below grade conference space. The project will produce approximately 3,500 jobs including unionized construction and unionized hotel workers. The project is not receiving financial assistance from New York City, New York State, The Port Authority of New York & New Jersey or the federal government.

John F. Kennedy International Airport is subject to a ground lease between the City of New York and the Port Authority of New York and New Jersey, which expires in 2050. Flight Center Hotel, LLC is entering into a 75year sublease (the "Sublease") from the Port Authority, which will cover an approximately six-acre area that includes the Flight Center. The application before you would allow the City of New York to lease the site to Flight Center Hotel, LLC in the event that the Port Authority ground lease expires without renewal in 2050 or at any time prior to the conclusion of the Sublease.

Through the course of our discussions with City Council Members and Land Use Division staff, a number of commitments have been made concerning the project, and we are pleased to confirm that Flight Center Hotel, LLC will:

Contract Utilization

MCR will target a contract utilization goal and good faith effort to achieve 20% MBE in construction of the Project, which will include enterprises that are owned by minority women subject to the ability to identify Port Authority certified MBEs qualified to perform the work, a significant portion of which is specialized work on rehabilitation and restoration of the historic Flight Center.

In order to achieve these goals, MCR has taken the following steps:

Charged Turner Construction Company, who will oversee construction of the Hotel, with the responsibility of managing the MBE program. Turner has had extensive experience working with women and minority contractors and is uniquely qualified to manage this program at the TWA Flight Center Hotel;

Leading Turner's efforts will be Stephanie Burns whose resume is attached. Ms. Burns has had a notable twenty-year record of overseeing MBE programs and we are confident that she will be successful in meeting our goals here;

Turner also works with minority enterprise consultants to expand its reach in the MBE community; MCR and Turner will be partnering with the Port Authority of New York and New Jersey as well. Linda Johnson, the Business Development & Aviation Program Manager and Connie Delaigle, the Affirmative Action Coordinator of Construction Contracts at JFK and LGA Airports will be working on behalf of the Port Authority on the TWA Flight Center Hotel and both have extensive experience in the community and are well respected.

MCR has already held our first "town hall" style meeting with the MBE contracting community on March 16, 2016. We advertised this meeting widely in the community and were pleased that over 70 minority and women construction firms attended or sent representatives, including the Association of Minority Enterprises of New York ("AME NY").

We have planned two other such meetings scheduled for the week of June 6th and the week of September 26th, 2016. We will consider other venues as appropriate within the various Community Boards for other such town hall style forums yet to be planned. It should be noted that we have identified Building 4 at JFK to host the majority of these events given its size and central proximity to Queens Community Boards 10, 12 and 13.

Part of the curriculum of these town-hall style forums include educating participants about how to become State-, City- and Port-certified, all of which are required to work on this project. Wherever possible, we will work with potential firms to fast track their Port-certification, but, per the Port Authority's directives, there is no provisional status for firms not yet certified as MBE (see attached email from Port Authority executive). Again, we are happy to work with the offices of all local elected officials to ensure maximum participation at these events.

Minority and Local Hiring- Construction and Post-Construction Jobs

MCR Development will cooperate with the appropriate New York City agencies in identifying qualified MBEs who can participate in the construction of the Project and to ensure a maximum pool of potential MBE applicants.

MCR Development's MBE construction team is willing to meet once every other month with Council Member Wills to provide updates on MBE goals.

MCR will host a local town hall forum on post construction job opportunities and will work with the local elected officials and Community Boards 10, 12 and 13 to maximize participation. On the construction side, MCR is working with a number of well established networks to identify and engage local residents and minorities

Workforce Development

MCR is committed to working with the Council for Airport Opportunity and will work with the Queens (Jamaica Avenue) and Rockaway Workforce 1 Career Centers, and the Association of Minority Enterprises of New York on outreach efforts for employment.

Community Development

MCR Development understands and respects the deep tradition of the Aerospace and Technology Academy at August Martin High School and its namesake, who was the first African American to pilot a commercial aircraft. Additionally, we understand that there is a successful Culinary Academy, as well. MCR understands that there may be the opportunity for collaboration between the project and the school and we look forward to exploring this opportunity with the leadership at August Martin High School.

We expect to employ an estimated 2,500 construction workers on this Project. For minority workforce participation, we have set a goal of 30% of the skilled workforce and 40% of the unskilled workforce.

Working with the Building and Construction Trades Council of Greater New York, apprentices and graduates of the Helmets to Hardhats (veterans), Nontraditional Employment for Women (women) and Construction Skills 2000 (high school graduates) will be working on the project.

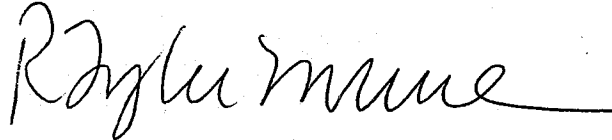
Helmets to Hardhats connects former and active military service members with skilled training and career opportunities in the construction industry. Nontraditional Employment for Women provides free training and placement for primarily low income and black/Latino women in the skilled construction trades. Construction Skills 2000 (The Edward J. Malloy Institute) since 2001 has prepared and trained minority high school graduates for careers in the construction industry.

On the operations side, we expect to create 500 permanent new jobs, and we will engage in a broad outreach effort to recruit minorities and local residents to full-time positions at the hotel. We have also reached an agreement with The New York Hotel and Motel Trades Council for the operation of the hotel. In our experience, most of the hotel staff will be recruited from the surrounding neighborhoods and that is where we will concentrate our efforts. We will also participate in the well-established Federal Airport Concession Disadvantaged Business Enterprise (ACDBE) program which seeks to promote minority entrepreneurship in airport operations.

In summation, we believe our efforts will fully meet the expectations of the elected officials and the communities surrounding JFK Airport. We would be pleased to meet with you, members of the Subcommittee and any other Council Members and share in greater detail our plans for active, successful MBE contractor and minority workforce participation in our project.

Once again, thank you for all of your efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Morse". The signature is written in a cursive, flowing style with a long horizontal tail stroke.

Tyler Morse

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

348

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JAMES HEY/2161212

Address: 111-45 140 ST

I represent: ARMENY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

348

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 04/18/2015

(PLEASE PRINT)

Name: John Triff

Address: 30-50 32th ST, APT 2R Astoria NY 11102

I represent: Hotel Trades Council, AFL-CIO

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU348 Res. No. _____
 in favor in opposition

Date: 9/18/16

(PLEASE PRINT)

Name: Tyler Morse

Address: _____

I represent: MCR Development

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. LU348 Res. No. _____

in favor in opposition

Date: 4/18/16

(PLEASE PRINT)

Name: Stephanie Burns

Address: _____

I represent: Turner Construction

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. LU348 Res. No. _____

in favor in opposition

Date: 4/18/16

(PLEASE PRINT)

Name: ~~Brodie~~ Brouck Amerga

Address: _____

I represent: Turner Construction

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. 348

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: HARDY ADASKO

Address: 110 William St

I represent: MCEDC

Address: 110 William St.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU348 Res. No. _____

in favor in opposition

Date: _____

Name: Kim Rosellon (PLEASE PRINT)

Address: _____

I represent: Nontraditional Employment

Address: for Women

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU348 Res. No. _____

in favor in opposition

Date: 4/18/16

Name: John Tntt (PLEASE PRINT)

Address: _____

I represent: Hotel Trades Council

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU348 Res. No. _____

in favor in opposition

Date: 4/18/16

Name: Andrew Hollweck (PLEASE PRINT)

Address: _____

I represent: NY Building Congress

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 348 Res. No. _____

in favor in opposition

Date: 4/18/16

Name: Jim Rieger (PLEASE PRINT)

Address: _____

I represent: AMENY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 348 Res. No. _____

in favor in opposition

Date: 4/18/16

Name: Tom Grech (PLEASE PRINT)

Address: _____

I represent: Queens Chamber of Commerce

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 356 Res. No. _____

in favor in opposition

Date: 4/18/2016

Name: Antimeche (Arta) Pearson, Director of Land Use (PLEASE PRINT)

Address: 100 Gold Street

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU3418 Res. No. _____

in favor in opposition

Date: 4/18/16

Name:

TOM GUCK (PLEASE PRINT)

Address:

75-20 LN

I represent:

Queens Chamber

Address:

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name:

MARK McMILLAN (PLEASE PRINT)

Address:

219-41 Jamaica Ave, Queens Village

I represent:

Queens Community Board 13

Address:

Please complete this card and return to the Sergeant-at-Arms