

MTA New York City Transit

Howard Beach/JFK Airport Station



Parcel Information Sheet

Line	Rockaway line (A train)
Location	Howard Beach/JFK Airport station, Queens Mid-platform, Manhattan bound A train
Property Code / Unit Code	tro19700/01
Site Description	Approximately 218 square feet
Use	Newsstand/Gift Shop
Weekday Passenger Count	2,610
Suggested Annual Compensation	\$2,400
License Escalations	Proposer must specify the proposed annual compensation for each year of the license, which should include a minimum five percent (5%) annual escalation over the term of the license agreement.
Security Deposit	Three (3) months, equal to three months of Base Compensation of License Year 5 and increased in License Year 6 equal to three months of Base Compensation of License Year 10. An additional deposit may also be required to guarantee completion of required improvements.
Term of License	Ten (10) year term

Trash Fee	Licensee shall pay MTA-NYCT trash collection fee of \$41.66 per month.
Reservations & Restrictions	Video games and arcades are not permitted. Lottery, lotto or similar ticket games, ice cream, gum, any and all beverages and food served or prepared on the premises are prohibited.
Utilities	Licensee shall, at its sole cost and expense, provide all necessary utilities and utility connections as noted under improvements. Existing systems may be inspected and reused to the extent possible. Licensee shall pay for all utilities consumed.
Required Improvements	<p>The Howard Beach/JFK Airport Station newsstand would be the first retail store tourists encounter when entering the New York City transit system heading towards Manhattan. This concession has more business potential than a typical newsstand and is encouraged to be designed with a “Big Apple” theme.</p> <p>Licensee, at its sole cost and expense, shall be required to undertake the following improvements:</p> <ol style="list-style-type: none">1. Inspect and review the substantially completed concession enclosure in terms of its storefront, electrical, and telephone systems. The enclosure has a high ceiling of 9’2” and is located on the Manhattan-Bound platform under the AirTrain Station, and can be designed as a walk-in store with recessed front counter(s). Do not alter the existing opening, gate and finishes around the storefront opening. Operator of the concession must enter the concession through a secured passageway next to the escalators. This newsstand <u>must</u> relate, in materials and colors, to the Port Authority JFK AirTrain Station station at large.2. Build out and partition the entire interior with built-in trade fixtures (display racks, wall units, and counter). All cabinetry work must be custom-designed, site specific, and built with authentic natural materials or fully laminated wood. Use <u>only</u> fire retardant lumber, including plywood under laminated plastic, which bears the fire seals of the manufacturer. Free promotional shelves and racks of various sizes with advertising messages are not permitted.3. Inspect and repair, if necessary, the floor finishes. The tile work on the interior of the newsstand should match the exterior platform tile work.4. Inspect and complete the existing fire protection system. Currently, this is covered by Port Authority AirTrain Station’s fire protection system, and two sprinkler heads are installed within the newsstand.5. The store must have an independent electrical service directly from Con Edison. Inspect and complete the electrical system.6. Optional installation of line phone must use rigid conduit. Cell phone is preferred for communication.
Estimated Cost of Improvements	\$60,000 (This estimate is for general reference and does not represent the full cost to build out the space for a specific concession or unanticipated site conditions.)



Insurance

The license agreement will specify the insurance requirements and will include:

- Commercial general liability insurance.
- Worker's Compensation insurance.
- All-risk property insurance policy.
- All-risk builder's insurance.