

FORT HANCOCK 21ST CENTURY RFEI RESPONSE SUMMARY

Name	Proposed Uses	Use Category	Building(s)	Lease Terms	Overview/Comments	Criteria 1	Criteria 2	Criteria 3	Criteria 4	Criteria 5	Criteria 6	Criteria 7	Criteria 8
Confidential Proposal	Bed and Breakfast	BB/Restaurant	1 Building	None identified	Defined rehabilitation requirements for DOI Standards, services, access and lease terms.	Yes	None	Unknown	Unknown	Unknown	Unknown	Yes	Yes
Ben Hamilton	Vision for Mixed Commercial Uses	Vision	All	None Identified	Not a proposal, but a vision for Fort Hancock.	Unknown	Unknown	No	None	Unknown	Yes	Yes	Unknown
Jeff Buckley and Angela Kidder	Farm	Vision	Area around Building 80	None Identified	Proposes community use organic farm at Fort Hancock	Yes	Unknown	Unknown	No	Unknown	Unknown	No	No
Nicolas Ciaccia	Dog Park	Vision	None	None Identified	No building use proposed, only land use. Envisions creation of a for fee dog park and removal of all buildings.	No	Yes	Unknown	Unknown	No	Yes	No	No
Robert Briggs	Educational	Vision	Unknown	None Identified	Would start a private tuition based military/political science school at Fort Hancock. Proposes 25k annual tuition.	Yes	Unknown	None	None	Unknown	Unknown	Yes	Unknown
Julie Ann Barber	Art Studio/Residence	Studio	Building 64	Use as an art studio and residence, requires use of specific art equipment in structure.	Has owned and rehabilitated 2 registered properties.	Yes	None	Yes	Yes	Unknown	Yes	Yes	Yes
Molly Rausch	Art Studio/Gallery/Local Post	Studio	Building 41 (Lobby and Office Area)	Share a building with other tenants.	Would run a small artist's space with a seasonal local post in the same building.	Yes	None	Unknown	No	Unknown	Yes	Yes	Yes
Tim Reynolds, Ani Art Academy	Art School	Studio	28, 70 or 21	None Identified	Would run art programs for wounded veterans. Have schools in PA and around the world. This would be #6.	Yes	None	Yes	Yes	Unknown	Yes	Yes	Yes
Confidential Proposal	Residential	Residential	1 Building on Officer's Row	None identified	Seeks to create a housing community for seniors living alone.	Yes	None	Yes	No	Yes	Yes	Yes	Yes
Arthur Addie	Residential	Residential	1 Building on Officer's Row	Remove and rebuild porch, restore interior and exterior with similar modern materials.	Proposes a veteran's art school. Has renovated 207 and 150 year old homes.	Yes	None	Yes	Yes	Unknown	Yes	Maybe, depending on rehabilitation	Yes
Brian Samuelson	Residential	Residential	1-5 of the following: 5, 7, 8, 12, 15, 16, 17, 20, 21, 27, 28, 36, 60, 76, 80, 144, 145	60 year lease, transferable	Proposes rehabilitating 1-5 buildings for seasonal rental use. Has rehabilitated a historic structure. Looking to maintain historic fixtures and environmentally advanced replacements and lookign to create LEED certified building	Yes	None	Yes	Yes	Yes	Yes	Yes	Yes
Daniel Freedburg and Genevieve Kahr	Residential	Residential	1 Building, 3-17	Minimum 50 year lease term	2 years ago renovated a 19th century townhome in Brooklyn.	Yes	None	Yes	Yes	Unknown	Yes	Yes	Yes
Ginette Kingman	Residential	Residential	1 Building	Lease must be descendable	Previous experience with renovating brownstones and Chelsea loft in 1996.	Yes	None	Yes	Yes	Unknown	Yes	Yes	Yes
Indian Arrow	Residential, Office Space	Residential	1 or 2 Buildings	None identified	Will relocated asbestos abatement business headquarters to Fort Hancock.	Yes	Unknown	Unknown	Unknown	Unknown	Yes	Yes	Unknown
Joshua Levine	Professional Office/Residential	Residential	13, 7, 8, 5 or 20	Transferable lease of 60 years, desecendability	Accounting office lower floors, upper floors residential	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Mark and Celeste Russo	Residential	Residential	13, 20, or 67	None Identified	Included outline of rehabilitation plan	Yes	Yes	Yes	Yes	Unknown	Yes	Yes	Yes
Phil Rothman	Multi-family Residential Use	Residential	17 or other Lieutenant's Quarters	60 year lease	Multi-family unit will work together to restore structure.	Yes	Yes	Maybe	Yes	Unknown	Yes	Yes	Yes
Confidential Proposal	Residential	Residential	Building 20	60 year, no rent lease, with option to relinquish periodically; Descendability; Annual Insurance premium under \$2500	Would maintain exterior in accordance with NHPA.	Exterior	No	Yes	No	No	Yes	Yes	Yes
Confidential Proposal	Residential	Residential	1 building	Assignment and descendability. Looking for a 60 year lease. Requests special ingress and egress from Sandy Hook for Fort Hancock residents.	Defined rehabilitation requirements for DOI Standards, services, access and lease terms.	Yes	None	Unknown	Unknown	Unknown	Unknown	Yes	Yes
Tom Polk	Residential	Residential	1 Building	Contemporary fixtures with year round use. Use of building as a rental.	Will use as residential and daily rental. Wants to see Fort Hancock remain a residential area with limited commercial use.	Yes	None	Yes	No	Unknown	Yes	Yes	Yes
Wayne and Linda Masters	Residential	Residential	1 Captain's Quarters building on Hartshorne Dr.	Community rules for activities and behavior at Fort Hancock	Would like to see a historic village with owner occupied environment.	Yes	No	Yes	Yes	Unknown	Yes	Yes	Yes
William and Kathleen Lutter	Residential	Residential	Officer's Row	None identified	1.5-2yrs for renovation	Yes	No	Yes	Yes	Unknown	Yes	Yes	yes
William Eaton	Residential, Housing cooperative	Residential	Unspecified residential units	Lease that allows establishment of a cooperative housing arrangement. Renewable lease, with buy back from Government at lease expiration	Seeks to a nonprofit cooperative housing community.	Yes	Yes	Yes	No	Unknown	Yes	Yes	Yes
William Newbury Jr.	Residential	Residential	1 Building	None identified	Home Builder, William Newbury Custom Homes; Interested for use as primary residence	Yes	None	Yes	Yes	Unkown	Yes	Yes	Yes
Confidential Proposal	Educational, Residential	Recreational	3 Buildings on Officer's Row or another building	Permitted use clause, Right of assignment and sublet, No hell or high water clause, Caps on operating expense increases, Limits on Tenant Liabilities	Seasonal camp looking to expand to Sandy Hook for environmental education programs; potential partnership with MAST	Yes	None	Yes	Yes	Yes	Yes	Yes	Yes
Manhattan Sailing Club	Sailing Center	Recreational	1 waterfront building	None Identified	Would rehabilitate a water front structure with seasonal installation of dockage for vessels. Club would run a sailing school out of the building with classrooms and overnight space.	Unknown	None	Yes	No	Unknown	Yes	Yes	Yes
Strut and Fret	Theatre Complex	Recreational	Building 40, 70, 53 or 33; 67; 23 or 24 or 25	None Identified	Proposes an international festival for dance at Sandy Hook. Seeking outdoor performance space and contemplates construction of temporary stage facilities.	Yes	Yes	Unknown	No	Unknown	Yes	Unknown	Yes

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Outside New York	Recreational Uses	Recreational	Unspecified Building	None identified	Proposes kayaking, paddleboarding and small boat handling classes at Sandy Hook. Would start programmatic work prior to renovation of buildings. Have a marine science and technology center in New York City.	Yes	None	Unknown	Unknown	Unknown	Yes	Yes	Yes
American Military Historical Society	Museum, Housing, Reenactments	Museum	Building 40 (conventions), 3 through 17 (reenactments)	None Identified	American military preservation society providing temporary housing for reenactors, conventions on military history, reenactments and demonstrations.	Yes	None	Volunteer labor	Unknown	Unknown	Yes	Yes	Yes
Romer Shoal	Museum, Educational Center, Tours,	Museum	Single waterfront structure near ferry dock	15-20 year lease, dock space,	Nonprofit seeking to create museum/Interpretive for Romer Shoal, a lighthouse located in New York Harbor. Would use Fort Hancock as a base of operations to run shuttles to the lighthouse.	Yes	None	Unknown	Unknown	Unknown	Yes	Yes	Yes
NativeOne Financial, Key Player: Dennis Smith	Master Lease - Varied Mixed Use Proposal	Master	All	Willing to own or lease	Proposes a broad variety of uses in a large scale rehabilitation plan to be operated by a Native Corporation. Includes business center, cultural, rehabilitative center, natural resource center.	Yes	Unknown	Yes	Yes	Unknown	Unknown	Unknown	Yes
Sentry Hospitality, Key Players: Wassel and Magarity	Mixed Use including hospitality, business	Master	All	Not identified	Proposed conference center, hospitality management and wellness center.	Yes	Unknown	Yes	Yes	Unknown	Yes	Yes	Yes
Simshabs Capital Partners, Key Players: Gregory Senkevitch, Joseph Fitzgerald, John Johnson	Mixed Uses, Vet Housing	Master	All	Renovation of exteriors, seeks to expand footprints	Proposes large multi-use plan and museum, ferry service.	Yes	No	Unknown	Unknown	Unknown	Yes	Yes	Yes
West Point Services, Key Players: Reggie Dryzga, Rod Alberts, Bob Jones, Angelo Danza	Mixed Veteran's/Sandy Recovery Uses	Master	Multiple buildings at Fort Hancock	None Identified	Group of veterans and West Point Alumni proposing to create campus for Veteran's and Sandy Recovery uses. Uses include training, housing, fitness, and hospitality.	Yes	Unknown	Unknown	Unknown	Unknown	Yes	Yes	Yes
Visiting Nurses Association	Inpatient hospice residence	Hospice	Buildings 16, 17, and 18	60 year lease at nominal rate	Charity, funding through donations: Inpatient hospice care, guest house for families, and a building for administration and office space.	Yes	No	Yes	Yes	Unknown	Yes	Yes	Yes
Michael and Denise Hannigan	Residential/BB	BB/Restaurant	Lieutenant's, Captain's, or 27	Broad use provision in lease: 60 year lease, no rent, golf carts, private docks, shed, 2nd floor deck, chapel for weddings, apartment in basement, assignment, sublet, land around buildings	In season and off season rentals, BB, retail, yoga; bike rentals, pedi-cabs around SAHO. Experience in hotel management including W and Kimpton, and marketing.	Yes	No	Yes	Yes	Unknown	Yes	Yes	Yes
Gregory Butler and Paul Ziajski	Outfitter and Restaurant/Bar	BB/Restaurant	76 (Outfitter) & Mule Bar (Rest)	None identified. Concerned about application of Secretary's Standards	They are prepared to move forward with a more formal proposal. Overall they have identified a feasible and compatible uses that would support the request of the RFEI. Outfitter positively compliments park uses.	Yes	None	Unknown	Yes	Yes	Yes	Unknown	Yes
James and Barbara Bovaso	Rental or BB	BB/Restaurant	Building 27 or 29, 30, 52, 64	Financial information remains confidential, assignability	Seeks to use structures for BB or seasonal guest house of 8 suites on Sergeant's Row. Seasonal operation May-October. Provided photographs of three previous successful renovations. Experience in marketing rehabilitated properties. Will make use of historic bus stop. Repair historic features, not replace where possible. ADA compliant, no new additions.	Yes	None	Yes	Yes	Unknown	Yes	Yes	Yes
Joe Crane	Catering Hall, Restaurant, Café and B&B	BB/Restaurant	24 (Catering), 27 (BB), 76 (Café), Officer's Row (Restaurant)	None Identified	30 years in the restaurant industry. Requests a plot of land to pursue a farm to table concept. Organic fruits and vegetables would be grown at Fort Hancock.	Yes	None	Unknown	Yes	Maybe	Yes	Yes	Unknown
Phil Wagner, Peace House	BB, Restaurant	BB/Restaurant	Building 12	Assignment, sublet, 40-60 year lease term	Extensive list of concerns on renovation; owns a small design and build firm. Proposing to expand decking, landscaping, run shuttle service to restaurant, sublet structure to restauranteur.	Yes	None	Yes	No	Unknown	Yes	Maybe, footprint	Yes
Lesley Hoffman and Travers Martin, The Chrome Fork	Bike Café	BB/Restaurant	1 Building	None Identified	Would create a multi-use bike café, rental, and outdoor recreation facility in conjunction with Second Life Bikes	Yes	None	Unknown	Unknown	Yes	Yes	Yes	Yes
Peak Construction and Design	Residential/Housing	Residential	Buildings 4, 5, 6, and 124	None Identified	Would rehabilitate one to four buildings for use as overnight housing accomodations. Stated commitment to compliance with Secretary's Standards	Yes	None	Yes	Unknown	Unknown	Yes	Yes	Yes