

**Municipal River Terminal (MRT) Long-term Lease
Request for Qualifications (RFQ) for Legal Services
Questions & Answers
as of 4/12/13**

Q. #1: Will the lease require the lessee to make significant capital improvements during the term of the lease?

A. The Port Authority did not require capital improvements in the long-term operator Request for Proposals (RFP). However, given conditions at the MRT, the Authority anticipates some upgrades will be necessary to maximize the MRT's capacity. We received two RFP responses on 3/20/13, both of which suggest approximately \$5M in near-term capital improvements.