



THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, N.Y. 10007

EMERGENCY EXECUTIVE ORDER NO. 184

February 22, 2021

EMERGENCY EXECUTIVE ORDER

WHEREAS, on March 7, 2020, New York State Governor Andrew Cuomo declared a State disaster emergency for the entire State of New York to address the threat that COVID-19 poses to the health and welfare of New York residents and visitors; and

WHEREAS, Emergency Executive Order No. 98, issued March 12, 2020 and extended most recently by Emergency Executive Order No. 179, issued February 1, 2021, contains a declaration of a state of emergency in the City of New York due to the threat posed by COVID-19 to the health and welfare of City residents, and such declaration remains in effect; and

WHEREAS, this Order is given because of the propensity of the virus to spread person-to-person and also because the actions taken to prevent such spread have led to business closures and increased unemployment; and

WHEREAS, the COVID-19 pandemic has led to a precipitous decline in airport traffic, resulting in extraordinary economic loss, and it will take several years for the commercial airline industry to fully recover and for airport revenues to return to pre-pandemic levels; and

WHEREAS, COVID-19 has magnified the need to redesign airports to facilitate health and safety; and

WHEREAS, the Port Authority of New York and New Jersey ("Port Authority") holds a ground lease with the City of New York for John F. Kennedy International Airport ("JFK Airport") and LaGuardia Airport (together, the "City Airports") through the year 2050, and for the past few years has been working with its subtenants at JFK Airport (e.g., terminal operators and airlines) on a comprehensive plan for the redevelopment of JFK Airport, which is projected to create approximately 20,000 jobs over the life of the project and significantly improve the airport's operations, environmental sustainability and stature as a world class airport; and

WHEREAS, due to the unforeseen delays in finalizing construction contracts and the financial impact resulting from the pandemic, including reduced revenues due to decreased airport traffic, diminished revenue projections into the near future, and constrained financing options, the

Port Authority's redevelopment plan for JFK Airport has been delayed and is no longer financially viable under the lease's current term; and

WHEREAS, the Port Authority has indicated it can only expect to proceed with its redevelopment plan if the lease is extended, and an extension of the lease term would be subject to the Uniform Land Use Review Procedure, a process that ordinarily would be expected to take 9-12 months; and

WHEREAS, an immediate extension of the lease term is necessary in order to enable the redevelopment to proceed;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that, to the extent an amendment to extend the term of the ground lease between the Port Authority and the City of New York for the City Airports by a period of ten (10) years is subject to sections 197-b, 197-c, 197-d, or 1301(2)(l) of the New York City Charter or sections 2-01 through 2-07 of title 62 of the Rules of the City of New York, such provisions are suspended.

§ 2. This Emergency Executive Order shall take effect immediately, and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.



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Bill de Blasio,  
MAYOR