

MEMORANDUM

PA 90-A
2-62

TO: Commissioner Robert Moses, President, New York World's Fair
FROM: Guy F. Tozzoli 1964-1965 Corporation
DATE: June 11, 1962
SUBJECT: TRANSPORTATION SECTION, WORLD'S FAIR - STATUS REPORT ON
~~RECEIVED~~ HELIPORT, CLUB AND RESTAURANT

REFER		NOTED	
TO	DATE	BY	DATE
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COPY TO:

The Port Authority is prepared to construct the World's Fair Heliport, Club and Restaurant facilities together with an exhibit building in the base, in accordance with the general terms on which verbal agreement has been reached. The legal staffs of the Port Authority and the Fair have virtually concluded the document embodying the terms of this agreement. Approval was received from the Board of Commissioners of the Port Authority at its meeting of May 10th and we are prepared to execute the document as soon as it is finalized.

Construction Schedule

In order that this facility will be available for use by both the Fair Corporation and other exhibitors by October 1, 1963, we have proceeded on a definitive design. Bids were advertised for the furnishing and erection of the steel on June 1, 1962. These bids are due on June 21, 1962. Our Board has authorized award of this contract upon receipt.

The foundation plans are virtually completed and it is expected that construction of the foundations will begin on or about August 1, 1962.

Helicopter Operations

A Memorandum of Understanding has been signed by the Port Authority and New York Airways under which New York Airways will operate all helicopter services. New York Airways has on order five new Boeing Vertol 107 twin-turbine helicopters which will provide service from within the Metropolitan Area and the airports to the Fair. Negotiations are presently underway between the Port Authority, New York Airways, Boeing and United Aircraft (Sikorsky) to obtain additional equipment from both companies. This equipment would be furnished to New York Airways on a lease basis. Our object is to extend the scope of helicopter operations to the Fair to the outlining areas of Philadelphia, Connecticut and Long Island. For example, a helicopter flight from Philadelphia to the Fair would take approximately 28 minutes. These negotiations, if concluded successfully, would result in additional helicopter traffic and paid admissions to the Fair.

Club & Restaurant Facilities

An agreement has been executed by the Port Authority and Top of The Fair, Inc. and we have received an advance payment of \$100,000. Under this agreement the Port Authority would construct the building, walls, soundproof ceiling, etc. and Top of The Fair, Inc. would provide the capital for interior finishes and furnishings, kitchen equipment, etc. Review of this agreement by the Fair's

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legal staff indicated a permissive right to have Knott Hotels operate this facility. A memorandum from Knott Hotels is attached indicating their acceptance of this responsibility and a willingness to operate a restaurant in the future subject to definitive negotiations with the Park Department and the City of New York. Under a supplementary agreement which is being worked out by the legal staffs of the Fair and the Port Authority, Knott Hotels would become the organization to organize, manage and operate the World's Fair Club, Restaurant and Cocktail Lounge during the period from October 1963 to the close of the Fair.

World's Fair Club

Under the supplementary agreement, the organization, management and operation of the Club by Knott Hotels Corporation would be subject to the continuing approvals of both the Fair Corporation and the Port Authority. This also includes approval of prices, interior layout and furnishings, etc. The Agreement further states that there shall be a Board of Governors of the Club consisting of twelve persons; five designated by the Port Authority and five to be designated by the Fair Corporation, with a Chairman and Vice Chairman to be designated by mutual agreement between the Port Authority and the Fair Corporation. The Board of Governors will assist and make recommendations to the Fair Corporation and the Port Authority in matters of club direction and control. The dues for the Club and the methods and procedures for soliciting and approving memberships will be subject to the Fair Corporation's approval. The present agreement states that membership in the Club shall be open to all persons regardless of race, creed, sex or color and that there shall be no discrimination in the solicitation or admission of members.

The Club will be physically separated from the public restaurant and cocktail lounge facilities. There will also be set aside within the Club area a special area for the exclusive use of the World's Fair Corporation, capable of handling 100 people. It will also be possible for the Fair Corporation, for its official functions, to take over all or a part of the total facility. Eleven hundred people can be accommodated at one time in the club and restaurant level and an additional 360 people can be accommodated at one time in the Cocktail Lounge level.

Provisions For The Future

The building is being designed as a permanent facility in the event that approval is obtained from the City of New York to retain the building after the Fair is closed. Examples of this permanent building construction are use of creosoted piles in lieu of plain timber piles, permanent air-conditioning centralized system in lieu of a rental arrangement, etc. The Port Authority has agreed to make application to the City and title to the building would be turned over to the City.

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of New York. The Knott Hotels Corporation is willing to remain as the operator of this facility after the Fair closes but this is subject to negotiation between the Knott Hotels Corporation and the Department of Parks, with ultimate approval by the Board of Estimate. Helicopter operations may continue after the Fair is closed subject to the need for such service. I have already held discussions with New York Airways on this point.

Guy F. Tozzoli
Guy F. Tozzoli

GFT:nb



KNOTT HOTELS CORPORATION

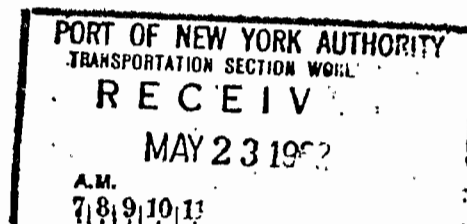
175 MADISON AVENUE, NEW YORK 17, N.Y. PLAZA 6-6000

P. Sturtevant P.D.
Rest. Inspector
[Signature]

May 23, 1962

Port of New York Authority
111 Eighth Avenue
New York City

Attention of Mr. G. F. Tozzoli,
Director Transportation Section
World's Fair.



Gentlemen:

Knott Hotels Corporation is pleased to accept the appointment by "Top of the Fair, Inc." to manage and operate all of the food, beverage and club facilities in the Port of New York Authority Heliport Building in the Transportation Section of the New York World's Fair.

Our Officers and Restaurant Division have been working closely with interior decorators, structural designers and kitchen engineers since its inception, and we are most enthusiastic about the success of this operation. It will truly be one of the greatest operations of its kind in the world.

Our experienced staff, which now operates the food and beverage facilities in the United Nations, principal banks, insurance companies and de luxe hotels, will exert every effort to produce the finest in culinary excellence.

We envision that the reputation of this operation will inure, not only to the benefit of the World's Fair, but, also to the Port of New York Authority and "Top of the Fair, Inc."

There is no question in our mind that this strategic location, on Grand Central Parkway, near the new Stadium, in a densely populated area, will continue to be a success after the Fair closes. We anticipate a continuous operation for many years to come.

Port of New York Authority
Attention of Mr. G.F. Tozzoli

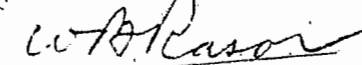
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We greatly appreciate the confidence which the Port of New York Authority has shown in our organization by their approval of our appointment to operate these facilities.

You may be assured that you will have our full cooperation at all times.

Very truly yours,
KNOTT HOTELS CORPORATION



W. B. Rasor
Executive Vice President

wbr/mb

P.S: Enclosed is a copy of our 1961 Annual Report, which lists all of our properties and operations.