

INFORMATION ITEMS

Staff Summary

Subject LICENSE BETWEEN NYCT AND BEIGE FAMILY REALTY COMPANY LLC FOR ACCESS TO PROPERTY ADJACENT TO THE JAMAICA SUBSTATION IN CONNECTION WITH SUBSTATION REHABILITATION PROJECT, PHASE II IN QUEENS, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name RAYMOND SMYTH

Date DECEMBER 20, 2023
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	12/18/23		X	
2	Board	12/20/23		X	

Internal Approvals			
Order	Approval	Order	Approval
1	Legal		
2	Chief Administrative Officer		
3	Chief Financial Officer		

AGENCY: MTA New York City Transit ("NYCT")
LICENSOR: Beige Family Realty Company LLC
LOCATIONS: 120-08 Jamaica Avenue & 87-14 121st Street, Queens NY 11418
LICENSED AREAS: Portion of Licensor's property adjacent to NYCT's Jamaica Substation
USE: Agreement for air rights and installation of protection to facilitate repairs to the substation building
TERM: The earlier of four (4) months or completion of the work and removal of equipment
COMPENSATION: None

COMMENTS:

In connection with NYCT's C-30854 Rehabilitation of Substation Roofs and Enclosures Project, NYCT requires air rights over the property adjacent to the Jamaica Substation in order to facilitate repairs to the substation wall. The work is currently anticipated to begin by the second quarter of 2024.

MTA Real Estate negotiated a license agreement with the Licensor on behalf of NYCT pursuant to MTA Board approved policy, modified November 12, 2013, which allows MTA Real Estate to negotiate access rights and privileges required by MTA operating agencies for capital projects or maintenance or repairs of operating facilities. MTA Legal prepared an access agreement approved as to form. There is no compensation associated with this agreement.

Staff Summary

Subject LICENSE BETWEEN NYCT AND WOODSIDE LANDMARK REALTY LLC FOR ACCESS TO PROPERTY ADJACENT TO THE 58TH STREET SUBSTATION IN CONNECTION SUBSTATION REHABILITATION PROJECT, PHASE II IN QUEENS, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name RAYMOND SMYTH

Date DECEMBER 20, 2023
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	12/18/23		X	
2	Board	12/20/23		X	

Internal Approvals			
Order	Approval	Order	Approval
1	Legal		
2	Chief Administrative Officer		
3	Chief Financial Officer		

AGENCY: MTA New York City Transit ("NYCT")
LICENSOR: Woodside Landmark Realty LLC
LOCATION: 57-16 Roosevelt Ave, Woodside NY 11377
LICENSED AREA: Portion of Licensor's property adjacent to NYCT's 58th Street Substation
USE: Agreement for air rights and installation of roof protection to facilitate repairs to the substation building
TERM: The earlier of four (4) months or completion of the work and removal of equipment
COMPENSATION: None

COMMENTS:

In connection with NYCT's C-30854 Rehabilitation of Substation Roofs and Enclosures Project, NYCT requires air rights over the building adjacent to the 58th Street Substation in Queens in order to facilitate repairs to the substation wall. The work is currently anticipated to begin by the second quarter of 2024.

MTA Real Estate negotiated a license agreement with the Licensor on behalf of NYCT pursuant to MTA Board approved policy, modified November 12, 2013, which allows MTA Real Estate to negotiate access rights and privileges required by MTA operating agencies for capital projects or maintenance or repairs of operating facilities. MTA Legal prepared an access agreement approved as to form. There is no compensation associated with this agreement.

Staff Summary

Subject LICENSE BETWEEN NYCT AND EKATERINI KRITIKOS FOR ACCESS TO PROPERTY ADJACENT TO THE 58TH STREET SUBSTATION IN CONNECTION WITH SUBSTATION REHABILITATION PROJECT, PHASE II IN QUEENS, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name RAYMOND SMYTH

Date DECEMBER 20, 2023
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	12/18/23		X	
2	Board	12/20/23		X	

Internal Approvals			
Order	Approval	Order	Approval
1	Legal		
2	Chief Administrative Officer		
3	Chief Financial Officer		

AGENCY: MTA New York City Transit ("NYCT")
LICENSOR: Ekaterini Kritikos
LOCATION: 40-24 58th Street, Woodside NY 11377
LICENSED AREA: Portion of Licensor's property adjacent to NYCT's 58th Street Substation
USE: Agreement for air rights and installation of yard protection to facilitate repairs to the substation building
TERM: The earlier of four (4) months or completion of the work and removal of equipment
COMPENSATION: None

COMMENTS:

In connection with NYCT's C-30854 Rehabilitation of Substation Roofs and Enclosures Project, NYCT requires air rights over the property adjacent to the 58th Street Substation in Queens in order to facilitate repairs to the substation wall. The work is currently anticipated to begin by the second quarter of 2024.

MTA Real Estate negotiated a license agreement with the Licensor on behalf of NYCT pursuant to MTA Board approved policy, modified November 12, 2013, which allows MTA Real Estate to negotiate access rights and privileges required by MTA operating agencies for capital projects or maintenance or repairs of operating facilities. MTA Legal prepared an access agreement approved as to form. There is no compensation associated with this agreement.

Staff Summary

Subject LICENSE BETWEEN NYCT AND 2432 REALTY LLC FOR ACCESS TO PROPERTY ADJACENT TO ASTORIA SUBSTATION IN CONNECTION WITH SUBSTATION REHABILITATION PROJECT, PHASE II IN QUEENS, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name RAYMOND SMYTH

Date DECEMBER 20, 2023
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	12/18/23		X	
2	Board	12/20/23		X	

Internal Approvals			
Order	Approval	Order	Approval
1	Legal		
2	Chief Administrative Officer		
3	Chief Financial Officer		

AGENCY: MTA New York City Transit ("NYCT")
LICENSOR: 2432 Realty LLC
LOCATIONS: 24-32 31st Street, Astoria, NY 11102
LICENSED AREAS: Portion of Licensor's property adjacent to NYCT's Astoria Substation
USE: Agreement for air rights and installation of protection to facilitate repairs to the substation building
TERM: The earlier of two (2) months or completion of the work and removal of equipment
COMPENSATION: \$5,000 for the first month and \$3,500 for the second month if required.

COMMENTS:

In connection with NYCT's C-30854 Rehabilitation of Substation Roofs and Enclosures Project, NYCT requires air rights over the property adjacent to the Astoria Substation in order to facilitate repairs to the substation wall. The work is currently anticipated to begin by the second quarter of 2024.

MTA Real Estate negotiated a license agreement with the Licensor on behalf of NYCT pursuant to MTA Board approved policy, modified November 12, 2013, which allows MTA Real Estate to negotiate access rights and privileges required by MTA operating agencies for capital projects or maintenance or repairs of operating facilities. MTA Legal prepared an access agreement approved as to form. Compensation in the amount of \$5,000 for the first month and \$3,500 for the second month (if required) is due to Licensor prior to commencement of the work.

Staff Summary

Subject SHORT-TERM PARKING PERMIT BETWEEN METRO-NORTH AND THE TOWN OF CORTLANDT FOR USE OF THE PARKING LOT AT CORTLANDT STATION, TOWN OF CORTLANDT, NEW YORK
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name JASON ORTIZ

Date DECEMBER 20, 2023
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	12/18/23		X	
2	Board	12/20/23		X	

Internal Approvals			
Order	Approval	Order	Approval
1	Legal		
2	Chief Development Officer		
3	Chief Financial Officer		

AGENCY: MTA Metro-North Railroad ("MNR")
PERMITTEE: Town of Cortlandt ("Town")
LOCATION: Cortlandt Station, Town of Cortlandt, New York
PREMISES: Parking Lots 1 and 2 on the East Side of the Cortlandt Station, Town of Cortlandt, NY
USE: One (1) day parking permit for Family Fun Day
TERM: Saturday, October 28, 2023, 3:00 pm to 9:00 pm
COMPENSATION: \$1; payment waived

COMMENTS:

The Town of Cortlandt sought a one (1) day parking permit to utilize parking lots 1 and 2 on the east side of the Cortlandt Station for its Family Fun Day event.

Pursuant to the Board-approved Real Estate Department Policy #25 governing the use of railroad facilities by municipal and not-for-profit corporations for non-commercial activities, the Permittee was granted permission to utilize parking lots 1 and 2 at the Location for the Permittee's annual Family Fun Day event on October 28, 2023, from 3:00 pm to 9:00 pm.

MTA Legal drafted the short-term parking permit, approved as to form and the Town provided appropriate insurance coverage and indemnification for the above use.

Staff Summary

Subject SHORT TERM PARKING PERMIT BETWEEN METRO-NORTH AND PREMIUM OUTLET PARTNERS L.P. FOR USE OF PARKING SPACES AT HARRIMAN STATION, VILLAGE OF HARRIMAN, NEW YORK
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name JASON ORTIZ

Date DECEMBER 20, 2023
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	12/18/23		X	
2	Board	12/20/23		X	

Internal Approvals			
Order	Approval	Order	Approval
1	Legal		
2	Chief Administrative Officer		
3	Chief Financial Officer		

AGENCY: MTA Metro-North Railroad ("MNR")
PERMITTEE: Premium Outlet Partners L.P.
LOCATION: Harriman Station Parking Facility, Village of Harriman, New York
PREMISES: Seven hundred (700) parking spaces
USE: Use of seven hundred (700) parking spaces for vehicle parking and shuttle buses in connection with the Thanksgiving shopping event
TERM: Parking permit for Friday, November 24, 2023, and Saturday November 25, 2023.
COMPENSATION: \$5,488.00 (\$3.92 per space per day pursuant to MTA policy)

COMMENTS:

Premium Outlet Partners L.P. sought a short-term parking permit for seven hundred (700) spaces at the Harriman Station Parking Facility for the Thanksgiving Shopping Event on Friday, November 24 and Saturday, November 25, 2023.

Pursuant to the Board-approved Real Estate Department Policy #26 governing the use of railroad facilities by for-profit entities, MTA Real Estate is authorized to permit the use of MTA Agency property by for-profit entities for periods not to exceed seventy-two (72) hours, provided the entity is charged a base fee per space at current rates. The Permittee was granted permission to utilize MNR's Harriman Station Parking Facility for the Permittee's annual Thanksgiving shopping event on Thursday, November 24, 2023, and Saturday, November 25, 2023.

MTA Legal has drafted the short-term parking permit, approved as to form and the Permittee has provided appropriate insurance coverage and indemnification for the above dates.

Staff Summary

Subject SHORT-TERM ACCESS AGREEMENT BETWEEN METRO-NORTH AND 1 HMB MZL PROPERTY OWNER, LLC FOR CONTINUED METRO-NORTH OPERATIONS AT 1 HALF MOON BAY, CROTON-ON-HUDSON, NEW YORK
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name JASON ORTIZ

Date DECEMBER 20, 2023
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	12/18/23		X	
2	Board	12/20/23		X	

Internal Approvals			
Order	Approval	Order	Approval
1	Legal		
2	Chief Administrative Officer		
3	Chief Financial Officer		

AGENCY: MTA Metro-North Railroad ("MNR")
PERMITTEE: 1 HMB MZL PROPERTY OWNER, LLC
LOCATION: 1 Half Moon Bay, Croton-on-Hudson, New York
PREMISES: Approximately 10,500 ± sq. ft. of unimproved land adjacent to the Hudson Line right-of-way near the Croton-Harmon Station, a portion of Section 78.12, Block 4, Lot 1.
USE: Material and equipment storage, material staging for major capital projects
TERM: Earlier of the date of a permanent agreement or six (6) months from the effective date of the Interim Access Agreement.
COMPENSATION: None

COMMENTS:

MNR is seeking to continue operations of its material and equipment storage under a short-term agreement until a long-term agreement is executed.

Pursuant to the Board-approved Real Estate Department Policy "Agreements under \$100K where the MTA is the grantee" dated June 27, 2023, MTA Real Estate is authorized to enter into a license, lease or acquire property rights in support of MTA capital projects or ongoing operations when it is estimated that MTA's aggregate obligation to pay compensation to the licensor or grantor is less than \$100,000 over the term. This agreement is in support of continued operations for MNR and at no cost to the MTA.

MTA Legal has drafted the interim access agreement and approved as to form. The agreement was fully executed on November 6, 2023.