

INFORMATION ITEMS

Staff Summary

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

Date JANUARY 31, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	01/29/24		X	
2	Board	01/31/24		X	

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

AGENCY: MTA Metro-North Railroad (“MNR”)
PERMITTEE: Town of Cortlandt
LOCATION: Cortlandt Station, Cortlandt, New York (“Station”)
PREMISES: Parking Lots 1 and 2 on the East Side of the Cortlandt Station
USE: Use of station parking lot for event parking
TERM: Saturday, December 9, 2023, 3:00 pm to 6:00 pm
 Sunday, December 10, 2023, 3:00 pm to 6:00 pm

COMPENSATION: \$1; payment waived

COMMENTS:

Pursuant to the Board-approved Real Estate Department Policy titled “Short-Term Access Agreements” dated October 24, 2002, 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 of the Station for the Permittee’s annual Family Fun Day event on December 9, 2023, from 3:00 pm to 6:00 pm. The rain date was Sunday, December 10, 2023, at the same time.

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



31Subject SHORT-TERM ACCESS PERMIT BETWEEN METRO-NORTH AND THE COUNTY OF WESTCHESTER FOR USE OF AN ACCESS ROAD AND STAGING AREA IN WILLSON'S WOODS PARK TO REPLACE SUBSTATION C-16 IN MOUNT VERNON, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name GARRETT BURGER

Date JANUARY 31, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	01/29/24		X	
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Internal Approvals			
Order	Approval	Order	Approval
1	Legal		
2	Chief Administrative Officer		
3	Chief Financial Officer		
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AGENCY: MTA Metro-North Railroad ("MNR")
PERMITTOR: County of Westchester
LOCATION: Willson's Woods Park
 8 Bradford Avenue, Mount Vernon, New York 10553
PREMISES: Approximately 17,530± sq. ft of Access Road and Staging Area Adjacent to the New Haven Line Right-Of-Way Near the Existing Substation C-16
USE: Access and Staging for the Construction of a New Substation
TERM: Approximately forty (40) months
COMPENSATION: N/A

COMMENTS:

MNR is seeking to replace the existing Pelham Substation C-16, located adjacent to the Willson's Woods Park and on the New Haven line right-of-way near the Pelham Station in the City of Mount Vernon, New York. In order to realize this project, Westchester County has agreed to provide MNR with a permit to utilize an access road and staging area within Willson's Woods Park. The construction is estimated to take forty (40) months, and there is no fee associated with the permit.

This permit was issued pursuant to the MTA Board-approved policy dated November 15, 1999, and last modified June 23, 2021, which authorizes MTA Real Estate to enter directly into construction access agreements in support of MTA operating agencies for capital projects, maintenance, or repairs of operating facilities. MTA Legal drafted the Short-Term Permit, approved the agreement as to form, and it was fully executed on December 4, 2023.

Staff Summary

Subject SHORT-TERM ACCESS LICENSE IN CONNECTION WITH PENN ACCESS PROJECT
Department TRANSIT ORIENTED DEVELOPMENT
Department Head Name ROBERT PALEY
Department Head Signature
Project Manager Name NICHOLAS ROBERTS

Date JANUARY 31, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

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1	Finance Committee	01/29/24		X	
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1	Legal		
3	Chief Development Officer		
2	Chief Financial Officer		

AGENCY: Metropolitan Transportation Authority (“MTA”)
LICENSOR: The Board Managers of 1776 Condominium
LOCATION: Metro Atrium Drive, Morris Park, The Bronx (Bronx Block 4226, Lot 7502)
USE: Access to Amtrak right of way in connection with Penn Station Access Project
TERM: Four (4) Months
COMPENSATION N/A

COMMENTS:

The Licensor has agreed to grant MTA and its design-build contractor for the Penn Station Access Project, Halmar/Railworks (“HRJV”), an access license (the “License”) to enter upon and cross over Metro Atrium Drive, a private road between Marconi Street and Bassett Avenue, to access the Amtrak right of way for the delivery of construction materials. The term of the License is four (4) months, subject to reasonable extensions that Licensor may agree to in its sole discretion. No compensation will be paid for the license.

This license was issued pursuant to the MTA Board-approved policy dated November 15, 1999, and last modified June 23, 2021, which authorizes MTA Real Estate to enter directly into construction access agreements in support of MTA operating agencies for capital projects, maintenance, or repairs of operating facilities.

Staff Summary

Subject SHORT-TERM ACCESS LICENSE IN CONNECTION WITH PENN ACCESS PROJECT
Department TRANSIT ORIENTED DEVELOPMENT
Department Head Name ROBERT PALEY
Department Head Signature
Project Manager Name NICHOLAS ROBERTS

Date JANUARY 31, 2024
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3	Chief Development Officer		
2	Chief Financial Officer		

AGENCY: Metropolitan Transportation Authority (“MTA”)
LICENSOR: RLF II Bassett, LLC
LOCATION: Bassett Avenue, Morris Park, The Bronx (Bronx Block 4226, Lot 5)
USE: Access to Amtrak right of way in connection with the Penn Station Access Project
TERM: Four (4) Months
COMPENSATION: \$7,500 per month

COMMENTS:

The Licensor has agreed to grant MTA and its design build contractor for the Penn Station Access Project, Halmar/Railworks (“HRJV”), an access license (the “License”) to enter upon and cross over Bassett Avenue, a private road controlled by the Licensee, to access the Amtrak right of way for the delivery of construction equipment and material. The term of the License is four (4) months, subject to reasonable extensions that Licensor may agree to at its sole discretion.

This license was issued pursuant to the MTA Board-approved policy dated November 15, 1999, and last modified June 23, 2021, which authorizes MTA Real Estate to enter directly into construction access agreements in support of MTA operating agencies for capital projects, maintenance, or repairs of operating facilities.

Staff Summary

Subject SUBSTITUTION OF NEW PURCHASER FOR THE PROPERTY INTERESTS ASSOCIATED WITH BLOCK 3272, LOT 101, BRONX, NEW YORK
Department TRANSIT ORIENTED DEVELOPMENT
Department Head Name ROBERT PALEY
Department Head Signature
Project Manager Name NICHOLAS ROBERTS

Date JANUARY 31, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
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1	Finance Committee	01/29/24		X	
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2	Chief Development Officer		
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AGENCY: Metropolitan Transportation Authority (“MTA”) and Metro-North Railroad (“MNR”)

PURCHASER: South Bronx Development I LLC (“South Bronx Development”), an entity owned and controlled by MADD Equities (“MADD Equities”)

LOCATION: Webster Avenue and East 197th Street, Bronx, New York - Block 3273, Lot 101 (the “Subject Property”)

ACTIVITY: Substitution of MADD Equities as the purchaser of the MTA Property Interests associated with the Subject Property

COMMENTS:

At its February 2023 meeting, the Board authorized MTA Transit Oriented Development (“TOD”) to negotiate and enter into a Land Development and Disposition Agreement (“LDDA”) with Webster Development LLC (“Webster Development”) for the sale of certain MTA property interests associated with the Subject Property (the “MTA Property Interests”). A copy of the Staff Summary and the Board’s authorization to enter into the LDDA and consummate the sale of the MTA Property Interests to Webster Development is attached for the Board’s reference. Webster Development intends to utilize the MTA Property Interests to facilitate the development of an approximately 550-unit low-income housing development adjacent to the Subject Property (the “Project”). The purchase price for the MTA Property Interests is \$3,969,056 (the “Purchase Price”), subject to adjustment if Webster Development elects to purchase additional transferrable development rights for the development of the Project.

Webster Development has advised TOD that it has transferred a controlling interest in the Project to South Bronx Development, which is owned and controlled by MADD Equities. MADD Equities is an established real estate development firm that acquires, owns, develops, and operates properties across many asset classes, including low-income and work force housing. In TOD’s opinion, MADD Equities role in the Project meaningfully increases the likelihood that the Project as proposed will be successfully completed.

All other aspects of the transaction to sell the MTA Property Interest as previously approved by the Board remain unchanged, including the Purchase Price payable for the MTA Property Interests.

**REPORT ON AGREEMENTS ENTERED INTO DIRECTLY BY THE REAL ESTATE DEPARTMENT
PURSUANT TO BOARD POLICY**

January, 2024

Agency/Project Manager	Renewal/RFP Generated	(Lessee or Licensee)	Location/ Use	Term	Rental	Annual Increases	Price/SF
MNR/ Kim Trevisan	New License	Licensee/ Pescatore Seafood Company	Grand Central Terminal/ Retail Sale of Seafood	3 Years	Year 1 \$57,375.00 Year 2 \$94,095.00 Year 3 \$103,504.50 <hr/> TOTAL \$254,974.50	Year 2 39% Year 3 9%	Year 1 \$125 Year 2 \$205 Year 3 \$226

2023 Events – October - December				
Event	Date	Description	Location	Private/Public
Codigo	October 14 - November 14, 2023	Specialty kiosk to offer free engraving of Codigo tequila bottles purchased at Central Cellars or from outside the Terminal.	Graybar Passage	Public
Holiday Fair	November 3 - December 26, 2023	Annual holiday market with artisanal vendors sponsored by American Greetings	Vanderbilt Hall & Bridge	Public
Woodford Reserve	November 15 - December 31, 2023	Specialty kiosk to offer free engraving of Woodford Reserve bottles purchased at Central Cellars or from outside the Terminal.	Graybar Passage	Public
Poppi Soda	November 22, 2023	As part of the Thanksgiving Market, Poppi Soda set up a space for sampling cans of their prebiotic sodas.	Taxi Stand	Public
Jack Daniel's Barrel Tree	December 6, 2023 - January 9, 2024	15' Christmas tree made out of Jack Daniel's barrels placed between the escalators. The barrels were sold to benefit Operation Ride Home	Biltmore Room	Public
2024 Events – January - March				
Tournament of Champions	January 12 – 27, 2024	26 th annual squash tournament with world-class athletes. Tournament is live January 18 – 25.	Vanderbilt Hall	Public