

INFORMATION ITEMS

Staff Summary

Subject TEMPORARY LICENSE AGREEMENT WITH QUEENS BALLPARK COMPANY LLC FOR ACCESS TO PROPERTY ADJACENT TO THE CORONA SUBSTATION IN CONNECTION WITH THE SUBSTATION HARDENING PROJECT IN QUEENS, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name RAYMOND SMYTH

Date FEBRUARY 28, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	02/26/24		X	
2	Board	02/28/24		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: Queens Ballpark Company LLC
 LOCATION: South Lot, Citi Field, Queens, NY
 LICENSED AREA: A portion of the Licensor's property adjacent to NYCT's Corona Substation
 USE: Agreement for access and staging to facilitate flood protection work
 TERM: December 4, 2023, to March 22, 2024
 COMPENSATION: None

COMMENTS:

In connection with NYCT's Substation Hardening Project, NYCT requires access rights through and staging within the parking lot at Citi Field in Queens, New York. Access and staging are required in order to facilitate flood protection work at the Corona Substation building. The work began in December 2023 and is anticipated to be completed in Q2 2024.

This license was entered into pursuant to MTA Board Policy, dated November 15, 1999, and last modified June 23, 2021, which allows MTA Real Estate to negotiate access rights and privileges required by MTA operating agencies for capital projects, maintenance, or repairs of operating facilities. Licensor required the use of their standard form, which was reviewed, modified, and approved by MTA Legal prior to execution. There is no compensation associated with this agreement.

Staff Summary

Subject LICENSE BETWEEN NYCT AND CHASHAMA INC. FOR THE INSTALLATION, MAINTENANCE, AND DISPLAY OF ARTWORK IN THREE STATIONS
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name RAYMOND SMYTH

Date FEBRUARY 28, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	02/26/24		X	
2	Board	02/28/24		X	

Internal Approvals			
Order	Approval	Order	Approval
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AGENCY: MTA New York City Transit (“NYCT”)
LICENSEE: Chashama Inc. (“Chashama”)
LOCATIONS: 5th Avenue – 53rd Street – 2 Spaces
 63rd Street – Rego Park – 1 Space
 50th Street Station – 1 Space
USE: Installation, maintenance, and display of artwork
TERM: Six (6) months
COMPENSATION: \$1; payment waived
COMMENTS:

MTA Real Estate initiated an effort to identify non-traditional uses for former retail units throughout the NYCT system and reached out to various non-profit organizations for a pilot program. Chashama, a 501(c)(3) non-profit organization, works with property owners to transform vacant real estate inclusive through artwork. After reviewing potential locations Chashama is licensing the four (4) spaces listed above for the installation, maintenance, and display of artwork. Chashama will be facilitating a solicitation of local artists to propose different paintings/art concepts for installation.

Per MTA Board policy, NYCT may reimburse Chashama with up to five thousand dollars (\$5,000) of documented costs per unit for improvements to the space to support the art installation. The agreement includes a provision that allows for additional retail units to be provided to Chashama for art installations. All artwork must be approved by MTA Arts & Design and NYCT prior to installation.

MTA Legal drafted the license agreement, approved as to form and Chashama has appropriate insurance coverage and indemnification for the above use.

This license was issued pursuant to MTA Board-approved policy dated July 27, 2022, as amended on November 29, 2023, governing certain license agreements entered with individuals, not-for-profit entities, or public entities, to utilize MTA agency property and funds (up to \$5,000 per space) for various uses including, but not limited to, beautification, landscaping, visual displays conveying community-related information, wayfinding or other signage, community-related events, and decorative installations.

Staff Summary

Subject LICENSE BETWEEN NYCT AND NYC DEPARTMENT OF TRANSPORTATION FOR THE REMOVAL, INSTALLATION, OPERATION AND MAINTENANCE OF SIGNAGE AT THE ST. GEORGE FERRY TERMINAL, STATEN ISLAND, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name RAYMOND SMYTH

Date FEBRUARY 28, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	02/26/24		X	
2	Board	02/28/24		X	

Internal Approvals			
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LICENSOR: New York City Department of Transportation (“NYC DOT”)
AGENCY: MTA New York City Transit (“NYCT”)
LOCATION: St. George Ferry Terminal, Staten Island, NY
ACTIVITY: The removal of existing bus-related signage, installation, operation, and maintenance of new signage
TERM: Ten (10) years with successive annual automatic renewal terms
COMPENSATION: \$1; payment waived

COMMENTS:

NYCT is seeking to undertake the removal of eight (8) non-functional digital wayfinding signs at the St. George Ferry Terminal and replace them with new metal signs. These digital signs, installed over fifteen (15) years ago as part of the Ferry Terminal renovation, are beyond repair. Although originally installed by and the responsibility of NYCT, the Ferry Terminal itself is property of NYC DOT, necessitating a license agreement for the proposed work.

NYCT’s Marketing and Station Signage divisions will collaborate with NYC DOT to coordinate the removal and replacement of the current signs. Sign specifications have been reviewed and approved by NYC DOT, with NYCT assuming responsibility for the ongoing maintenance of the new signage and removal, if necessary.

The agreement was reviewed and approved as to form by MTA Legal.

This license was entered into pursuant to the MTA Board-approved Policy dated September 24, 2015, and last modified on June 27, 2023, which authorizes MTA Real Estate to enter into agreements in support of MTA capital projects or ongoing operations when it is reasonably estimated that the MTA’s aggregate obligation to pay or reimburse the licensor or grantor will be less than \$15,000.

Staff Summary

Subject PERMANENT EASEMENT AGREEMENT BETWEEN LIRR AND MD HOSSAIN & SURAYA HOSSAIN TO FACILITATE THE INSTALLATION OF AN AERIAL PLATFORM ABOVE PROPERTY ADJACENT TO THE LIRR'S RIGHT-OF-WAY IN CONNECTION WITH THE JAMAICA CAPACITY IMPROVEMENT PROJECT, PHASE II IN QUEENS, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name SELINA STORZ

Date FEBRUARY 28, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

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1	Finance Committee	02/26/24		X	
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AGENCY: MTA Long Island Rail Road ("LIRR")
GRANTOR: MD Hossain and Suraya Hossain
LOCATION: 93-20 170th Street, Jamaica, NY
EASEMENT AREA: 308.7± square foot portion of air rights adjacent to the LIRR right-of-way
USE: Air rights for the installation and maintenance of an aerial platform over Grantor's property
TERM: Permanent
COMPENSATION: \$55,000

COMMENTS:

In connection with the LIRR's Jamaica Capacity Improvement (JCI) Phase II Project, a series of permanent aerial easements are required along the LIRR's right-of-way. These easements are essential to facilitate the installation of aerial platforms extending from the LIRR's right-of-way over the adjacent properties.

This permanent easement was acquired pursuant to MTA Board Policy dated September 24, 2015 and last modified on June 27, 2023, which allows MTA Real Estate to acquire property rights in support of MTA capital projects or ongoing operations when it is reasonably estimated that the MTA's aggregate obligation to pay compensation will be or reimbursement to the grantor will be less than \$100,000. MTA Legal drafted and approved the easement agreement as to form.