

INFORMATION ITEMS

Staff Summary

Subject LEASE WITH J.W. MAYS, INC. FOR OFFICE SPACE IN SUPPORT OF THE RELOCATED JAMAICA BUS TERMINAL IN QUEENS, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name RAYMOND SMYTH

Date MARCH 27, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	03/25/24		X	
2	Board	03/27/24		X	

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

AGENCY: MTA New York City Transit ("NYCT")
LESSOR: J.W. Mays, Inc.
LOCATION: 168-25 Jamaica Avenue, Queens NY
PREMISES: 2,051 square foot space located on the second floor
USE: Bus operation support space for the relocated Jamaica Bus Terminal
TERM: 10-Year term with annual termination options after year 5; and 5 annual renewal options after year 10
RENT: First Year's Rent \$86,142 (\$42/psf)
ESCALATIONS: Three percent (3%) annual increases

COMMENTS:

The December 2023 MTA Board Action Item authorizing NYCT to enter into a lease agreement with Gail Lloyd Enterprises included the incorrect entity name.

In the course of lease negotiations, the landlord provided the correct entity, J.W. Mays, Inc. All other terms and conditions remain unchanged.

Staff Summary

Subject PERMANENT EXCLUSIVE EASEMENT FOR ONGOING SIGNAL HUT OPERATIONS IN CENTRAL ISLIP, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name XAVIER CARRERA

Date MARCH 27, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	03/25/24		X	
2	Board	03/27/24		X	

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

AGENCY: MTA Long Island Rail Road ("LIRR")
GRANTOR: The Town of Islip ("The Town")
LOCATION: 1 Carleton Avenue, Central Islip, NY
 Located at the north side of Carleton Avenue and immediately south of the railroad crossing
EASEMENT AREA: Approximately seven hundred fifty (750) square feet
USE: LIRR signal hut
TERM: Perpetual
COMPENSATION: \$1.00; waived

COMMENTS:

The LIRR operates and maintains a signal hut supporting the LIRR Central Islip Station at the Location. The Town owns the parcel where the signal hut is currently located and is in the process of selling the property to a developer. The Town has agreed to grant a permanent exclusive easement to the LIRR for their continued operation, maintenance, re-installation, inspection, servicing, repair, and replacement of the signal hut and underlying cabling on a small portion of the Town's parcel, approximately seven hundred fifty (750) square feet, which includes subsurface space.

This easement was granted pursuant to the MTA Board-approved policy dated September 21, 2015, and last modified June 27, 2023, which authorizes MTA Real Estate to license, lease or acquire property rights in support of MTA capital projects or ongoing operations when it is reasonably estimated that MTA's aggregate obligation to pay compensation or reimbursement to the licensor, lessor, or grantor will be less than \$100,000 over the term.

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

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

March, 2024

Agency/Transaction Manager	Renewal/RFP Generated	(Lessee or Licensee)	Location/ Use	Term	Rental	Annual Increases	Price/SF
MNR/ Kim Trevisan	New License	Licensee/ Central Market "New York"	Grand Central Terminal/ Dining Concourse/ Deli Items	3 Years	Year 1 \$147,400.00 Year 2 \$151,822.00 Year 3 \$156,376.66 <hr/> TOTAL \$455,598.66	Year 2 3% Year 3 3%	Year 1 \$275 Year 2 \$283 Year 3 \$292
MNR/ Kim Trevisan	Amendment to License	Licensee/ Chirping Chicken	Grand Central Terminal/ Dining Concourse/ Chicken Meals	3 Years	Year 1 \$92,000.00 Year 2 \$94,966.00 Year 3 \$97,814.98 <hr/> TOTAL \$284,780.98	Year 2 3% Year 3 3%	Year 1 \$200 Year 2 \$206 Year 3 \$212