

FINANCE COMMITTEE			
September 2024			
Action		Amount	Short Description
Investment Guidelines Amendment			The MTA Treasury Department is seeking Board approval to amend the MTA All Agency Investment Guidelines to provide authorization to invest in money market funds that meet the definition of Government Money Market Fund under the SEC's Rule 2a-7.
MTA Real Estate	Vendor Name	Amount	Short Description
License agreement with Municipal Credit Union for the installation and maintenance of ATMs at various bus facility locations and MTA Headquarters	Municipal Credit Union ("MCU")	See table in staff summary	Authorization to enter into a license agreement with MCU for the installation, operation and maintenance of ATMs for the installation, operation, and maintenance of ATMs at NYCT and MTA Bus Facilities and MTA Headquarters
License agreement with Clear Channel Outdoor, LLC for billboard advertising on MTA agency properties.	Clear Channel Outdoor, LLC ("Clear Channel" or "CCO")	CCO has agreed to pay each year of the term the larger of: 1) For Agency-Owned Billboards, revenue share of 80.0% of gross revenue subject to priority recoupment of capital expenses attributable to conversion to digital or installation of new static or digital billboards solely from incremental revenues attributable to each converted or new installation made by Clear Channel with MTA's consent; and 100% of revenues from Landlease Billboards 2) Minimum Annual Guarantee (MAG) which is \$26M in year 1, which amount will be reset via an increase in each subsequent year by CPI with a floor of 0% and a maximum of 3%; or 3) 75% of gross revenue net of capex recoupment of the prior year.	Board authorization to enter into a new license agreement with Clear Channel Outdoor, LLC to be the new Billboard Concessionaire (the "New Concession Agreement").
Grant of permanent and temporary easements to National Railroad Passenger Corporation for the East River Tunnel 1 and 2 Rehab project at the Sunnyside Yard in Queens, NY	National Railroad Passenger Corporation	\$4,790,000 total; \$2,930,000 for the Permanent Easements and \$1,860,000 for the Temporary Easements	Authorization to execute an agreement for the Amtrak's requested permanent and temporary easements for the installation of signal houses, traction, and signal power ductbanks and manholes; installation of cable bridge; and a construction work area.
Lease agreement with SNH Medical Office Properties Trust for medical and administrative offices at 200 Old Country Road, Mineola, NY	SNH Medical Office Properties Trust	Base rent: Portion of Lower Level - \$14.50 per sq. ft. - \$5,017 per annum Partial 2nd and 4th floor spaces - \$31.75 per sq ft. - \$367,601.50 per annum	Authorization to enter into a lease agreement in support of LIRR EAP and OHS operational needs; premises to be used for LIRR Office of Health Services ("OHS") and Employee Assistance Program ("EAP") medical and administrative office requirements.
Ground lease of portion of parking lot located at 2 Depot Plaza, Tarrytown, New York, and related access and property improvements	Hudson Harbor Station, LLC ("Hudson Harbor"), an affiliate of National Resources Acquisitions, LLC, a Delaware limited liability company, owned or controlled by Joseph Cotter and Lynne M. Ward	(a) Base Rent: \$1,016,770 (net present value, discounted at 6%). The initial annual Base Rent of \$37,350 will escalate by 15% every 5 years during the term of the Ground Lease and will reset to not less than 95% of fair market value upon the commencement of each of the renewal terms. (b) In-Kind Compensation: (i) permanent easements providing for improved and expanded access to the MTA Property, including the Yard and the northbound platform of MNR's Tarrytown Station, and (ii) improvements benefiting the MTA Property, including repaving, striping and lighting and the perpetual maintenance of the portion of the Parking Lot (as defined below) to be retained by MTA, at Hudson Harbor's expense.	Authorization to (i) conditionally designate Hudson Harbor as the successful proposer under the RFP (as defined below), and (ii) negotiate and enter into (a) the Ground Lease for the Leased Premises upon the terms and conditions set forth therein, (b) a design and construction agreement providing for the design and construction by Hudson Harbor of certain parking, roadway and drive aisle improvements benefitting the MTA Property, (c) access easements providing MTA/MNR with improved and expanded permanent access to the MTA Property and Yard and the northbound platform of the Tarrytown Station, and (d) such documents reasonably necessary or appropriate to consummate the Ground Lease and the other actions required of Hudson Harbor in connection therewith (collectively, the "Transaction Documents").
Acquisition of property interests from the Village of Pleasantville in support of the Harlem and Hudson Power Improvements project	Village of Pleasantville ("the Village")	\$410,000	Authorization to acquire the Property Interests through negotiated agreement for the construction, operation, maintenance and access to a new electrical substation