

OCTOBER 2024

MTA REAL ESTATE

FINANCE COMMITTEE AGENDA ITEMS

1. INFORMATION ITEMS

- a. Permit agreement between the LIRR and Kew Gardens Flea and Craft Market, Inc. for use of parking spaces at Kew Gardens Station, Kew Gardens, NY
- b. Acquisition of permanent easements from the Town of Islip in support of the LIRR's Babylon Interlocking Signal System and Upgrade Project
- c. Permit agreement between B&T and National September 11 Memorial and Museum at the World Trade Center for use of parking spaces at the Battery Parking Garage, New York, NY
- d. Permit agreement between MNR and the Town of Cortlandt for the use of parking Lots 1 and 2 at Cortlandt Station, for parking of vehicles in support of Cortlandt Family Fun Day, Croton-on-Hudson, NY
- e. Report on retail agreements entered into directly by the Real Estate Department pursuant to MTA Board policy
- f. Report on events in Grand Central Terminal

Legal Name	Popular Name	Abbreviation
<u>New York City Transit Authority</u>	<u>MTA New York City Transit</u>	<u>NYC Transit</u>
<u>The Long Island Rail Road Company</u>	<u>MTA Long Island Rail Road</u>	<u>LIRR</u>
<u>Metro-North Commuter Railroad Company</u>	<u>MTA Metro-North Railroad</u>	<u>MNR</u>
<u>Triborough Bridge and Tunnel Authority</u>	<u>MTA Bridges and Tunnels</u>	<u>MTA B&T</u>
<u>MTA Construction and Development Company</u>	<u>MTA Construction and Development</u>	<u>MTA C&D</u>
<u>MTA Bus Company</u>	<u>MTA Bus Company</u>	<u>MTA Bus</u>
<u>MTA Grand Central Madison Operating Company</u>	<u>Grand Central Madison</u>	<u>GCMC</u>

Staten Island Rapid Transit Operating Authority is a subsidiary of the Metropolitan Transportation Authority. Its popular name is MTA Staten Island Railway (abbreviated as SIR).

Manhattan and Bronx Surface Transit Operating Authority is a subsidiary of the New York City Transit Authority (abbreviated as MaBSTOA).

INFORMATION ITEMS

Staff Summary

Subject PERMIT TO ENTER BETWEEN LIRR AND KEW GARDENS FLEA AND CRAFT MARKET, INC. FOR USE OF THE NORTH PARKING LOT AT KEW GARDENS STATION, KEW GARDENS, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name SELINA STORZ

Date OCTOBER 30, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	10/28/24		X	
2	Board	10/30/24		X	

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

AGENCY: MTA Long Island Rail Road (“LIRR”)
PERMITEE: Kew Gardens Flea and Craft Market, Inc.
LOCATION: LIRR’s Kew Gardens Station (“Station”), North Parking Lot
PREMISES: Approximately 30 parking spaces
USE: Use of the Station’s North Parking Lot for flea market event
TERM: Saturday, September 21, 2024, 5:30 a.m. to 11:59 p.m.
 Rain Date: Saturday, September 28, 2024, 5:30 a.m. to 11:59 p.m.

 Saturday, October 12, 2024, 5:30 a.m. to 11:59 p.m.
 Rain Date: Saturday, October 19, 2024, 5:30 a.m. to 11:59 p.m.

 Saturday, December 7, 2024, 5:30 a.m. to 11:59 p.m.
 Rain Date: Saturday, December 14, 2024, 5:30 a.m. to 11:59 p.m.

COMPENSATION: \$5.19 per space or \$155.70 per day totaling \$467.10 (for all three flea market events)

COMMENTS:

Kew Gardens Flea and Craft Market, Inc., a not-for-profit organization, approached the MTA requesting a permit to use up to 30 parking spaces at the Station’s North Parking Lot on the above-noted dates for flea market events. Most vendors operate using tables, but a few with tents, were secured in place. Each vendor was allowed up to three people seated behind their tables or within their tents. All excess merchandise, packaging materials, and boxes were secured under the vendor’s tables and did not obstruct any pedestrian walkways or rights-of-way at any time.

This permit was granted pursuant to MTA Board-approved policy on January 24, 2011, governing the temporary use of MTA-parking facilities in connection with short-term commercial activities which allows for the issuance of short-term permits, MTA Real Estate has approved this transaction and entered into a Permit to Enter Upon and Use Property agreement with Kew Gardens Flea and Craft Market, Inc. as described above.

Staff Summary

FINANCE COMMITTEE MEETING



Metropolitan Transportation Authority

PERMIT TO ENTER BETWEEN LIRR AND KEW GARDENS FLEA AND CRAFT MARKET, INC. FOR USE OF THE NORTH PARKING LOT AT KEW GARDENS STATION, KEW GARDENS, NY (Cont'd)

Page 2 of 2

MTA Legal drafted the License Agreement, approved as to form and Licensee provided appropriate insurance coverage and indemnification for the above use.

Staff Summary

Subject ACQUISITION OF PERMANENT EXCLUSIVE EASEMENTS FOR THE PLACEMENT OF TWO SIGNAL HUTS TO SUPPORT LIRR'S BABYLON INTERLOCKING SYSTEM AND UPGRADE IN BABYLON, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name ROBERT GOLDBERG

Date OCTOBER 30, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	10/28/24		X	
2	Board	10/30/24		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: Located on the north side of LIRR's Babylon Branch line, south of West Islip Boulevard, Babylon, NY.
EASEMENT AREA: Easement 1: Approximately one hundred thirty four (134) square feet
 Easement 2: Approximately ninety (90) square feet
USE: Installation, operation and maintenance of LIRR signal huts
TERM: Perpetual
COMPENSATION: \$7,500.00

COMMENTS:

MTA Real Estate received a property acquisition request from the LIRR to acquire two permanent easements from the Town of Islip in support of the LIRR's Babylon Interlocking Signal System and Upgrade Project. The two permanent easements are located on the Town's property, south of West Islip Boulevard, and are necessary for the installation of new signal huts.

This easement was acquired 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.

Staff Summary

Subject PERMIT TO ENTER BETWEEN B&T AND THE NATIONAL SEPTEMBER 11 MEMORIAL AND MUSEUM AT THE WORLD TRADE CENTER FOR USE OF PARKING SPACES AT THE BATTERY PARKING GARAGE, NEW YORK, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name JASON ORTIZ

Date OCTOBER 30, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	10/28/24		X	
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Internal Approvals			
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1	Legal		
2	Chief Administrative Officer		
3	Chief Financial Officer		

AGENCY: MTA Bridges and Tunnels (“B&T”)

PERMITTEE: National September 11 Memorial and Museum at the World Trade Center

LOCATION: Battery Parking Garage, 56-70 Greenwich Street, New York, NY (“BPG”)

PREMISES: Seventy-five (75) parking spaces

USE: Parking for family members related to the September 11, 2001, memorial ceremonies

TERM: Wednesday, September 11, 2024, 6:00am to 8:00pm

COMPENSATION: None

COMMENTS:

This permit was granted pursuant to the MTA Board approved policy dated October 24, 2002, governing requests from not-for-profit, municipal, or public benefit corporations for temporary access to agency property in connection with non-commercial activities, Permittee was granted permission to utilize seventy-five (75) parking spaces at the BPG for the September 11 memorial event on September 11, 2024, from 6:00am to 8:00pm.

MTA Legal drafted the Permit to Enter, approved as to form and Permittee provided appropriate insurance coverage and indemnification for the above use.

Staff Summary

Subject SHORT-TERM PARKING PERMIT BETWEEN MNR AND THE TOWN OF CORTLANDT FOR USE OF PARKING LOTS 1 AND 2 AT CORTLANDT STATION, TOWN OF CORTLANDT, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name JASON ORTIZ

Date OCTOBER 30, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	10/28/24		X	
2	Board	10/30/24		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 Station
USE: Use of Station parking lots for Town of Cortlandt’s Annual Family Fun Day event
TERM: Saturday, October 5, 2024, 3:00pm to 9:00pm
COMPENSATION: None

COMMENTS:

This permit was granted pursuant to the Board-approved policy on October 24, 2002, governing the short-term licensing of railroad facilities by municipal and non-for-profit corporations for non-commercial activities, the Town of Cortlandt has been granted permission to utilize parking lots 1 and 2 at the Station for the Town of Cortlandt’s Annual Family Fun Day event on October 5, 2024, from 3:00pm to 9:00pm.

MTA Legal drafted the Short-Term Parking Permit, approved as to form and the Town of Cortlandt provided appropriate insurance coverage and indemnification for the above use.

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

OCTOBER, 2024

Agency/Transaction Manager	Renewal/RFP Generated	(Lessee or Licensee)	Location/ Use	Term	Rental		Annual Increases	Price/SF
MNR/ Kim Trevisan	New Lex. Passage Pilot License	Licensee/ Two Kids and a Dog	Grand Central Terminal/ Children's Toys	1 Year	1 Year	\$60,000.00	N/A	N/A
					TOTAL	\$60,000.00		

2024 Events in Grand Central Terminal July - December				
Event	Date	Description	Location	Private/Public
Nescafe	August 23, 2024	An event to promote Nescafe's instant coffee	Vanderbilt Hall	Public
USA Fencing	July 27 - August 4, 2024	An event to celebrate USA Fencing in the Olympics with demonstrations by local Fencing clubs	Vanderbilt Hall	Public
Harry Potter	August 29 - September 1, 2024	Back to Hogwarts ticketed free event	Vanderbilt Hall	Public
Boldyn	September 4, 2024	Private lunch and reception to celebrate the announcement of Boldyn's cellular service in the subways	Vanderbilt Hall	Private
MetLife Foundation	September 12, 2024	MetLife employees packed food boxes in partnership with Food Bank of NY	Vanderbilt Hall	Private
Lego	September 13 - 18, 2024	Projection mapping of the east side of Vanderbilt Hall to promote Legos	Vanderbilt Hall	Public
US State Department	September 23, 2024	Private event -- Confidential Full hall privatization 5AM - 7PM. Buy out of Grand Brasserie. VIPs in attendance.	Vanderbilt Hall	Private
Adam Dressner Art Exhibit	September 24 - 26, 2024	Local artists, Adam Dressner, showcased multiple oil paintings of New Yorkers. Some of the subjects will be on site to perform their craft next to their portrait, such as a ballerina doing a dance.	Vanderbilt Hall	Public
Joby Aviation	October 1 - 6, 2024	Shell of an electric aircraft on display for investors and the general public.	Vanderbilt Hall	Public/Private

**2024 Events in Grand Central Terminal
July - December**

Event	Date	Description	Location	Private/Public
PGA	October 7 - 9, 2024	An event to promote the 2025 Ryder Cup, which will take place on LI	Vanderbilt Hall	Public
MTAPD Event	October 16, 2024	MTAPD promotional ceremony	Vanderbilt Hall	Private
MNR & IBT	October 17, 2024	MNR Union Vote	Vanderbilt Hall	Private
MTA Capital Projects Event	October 21, 2024	MTA 2025 - 2029 Capital Plan Open House	Vanderbilt Hall	Private
Tokyo Tourism	October 26, 2024	One-day event to promote the city of Tokyo	Vanderbilt Hall	Public
Espolon Tequila	October 28 - 30, 2024	To promote Espolon Tequila, there will be a large ofrenda set up in the hall. Potential tequila sampling.	Vanderbilt Hall	Public
Woodford Reserve	October 29 - November 27, 2024	Free bottle engraving kiosk	Graybar Passage	Public
Grand Bazaar	November 20 & December 11, 2024	Antique marketplace with 16 - 18 vendors	Biltmore Room	Public

**2024 Events in Grand Central Terminal
July - December**

Event	Date	Description	Location	Private/Public
2024 Holiday Fair	November 1 - December 29, 2024	Annual holiday market with artisan vendors.	Vanderbilt Hall Bridge	Public
Thanksgiving Market	November 27, 2024	Annual GCT tenant event where tenants sell products appropriate for Thanksgiving	Biltmore Room	Public
Johnnie Walker	November 28 - December 31, 2024	Free bottle engraving kiosk	Graybar Passage	Public
Made in NYC	November 30 - December 8, 2024	Marketplace for small food and beverage businesses that are made in NYC and are members of the non-profit: "Made in NYC"	Biltmore Room	Public