

# **INFORMATION ITEMS**

# Staff Summary

<b>Subject</b> <b>MEMORANDUM OF UNDERSTANDING (“MOU”) BETWEEN MTA AND THE CITY OF NEW YORK IN SUPPORT OF ACCESSIBILITY IMPROVEMENTS AT NYCT’S BROADWAY JUNCTION STATION IN BROOKLYN, NY</b>
<b>Department</b> <b>REAL ESTATE</b>
<b>Department Head Name</b> <b>DAVID FLORIO</b>
<b>Department Head Signature</b>
<b>Project Manager Name</b> <b>ARTURO ESPINOZA</b>

<b>Date</b> <b>DECEMBER 18, 2024</b>
<b>Vendor Name</b>
<b>Contract Number</b>
<b>Contract Manager Name</b>
<b>Table of Contents Ref. #</b>

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	12/16/24		X	
2	Board	12/18/24		X	

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

**AGENCY:** MTA Construction & Development (“MTA C&D”) on behalf of MTA New York City Transit (“NYCT”)

**LICENSORS:** New York City Department of Environmental Protection (“DEP”) and Department of Parks and Recreation (“Parks”)

**LOCATION:** Work area within Callahan-Kelly Playground, Brooklyn, NY

**PREMISES:** 23,932± square feet

**TERM:** At least 3 years commencing on or around October 15, 2024, and not to exceed the duration of the project

**ACTIVITY:** Performance of environmental testing and remediation procedures as outlined in the MOU

**COMPENSATION:** None

**COMMENTS:**

MTA C&D submitted Phase I and Phase II environmental assessments for Callahan-Kelly Playground to Parks and DEP in connection with a project to install accessibility improvements at the adjacent Broadway Junction subway station complex in Brooklyn. Sign off by both City agencies is a necessary condition for Parks to issue a negative declaration on the environmental analyses pursuant to the City Environmental Quality Review (“CEQR”). The negative declaration is a required step for Uniform Land Use Review Procedure (“ULURP”) certification of the de-mapping action of Sackman Street which will serve as replacement parkland that was alienated for the construction of accessibility improvements. The target date for certification into ULURP is December 4, 2024.

The environmental investigations revealed the presence of volatile organic compounds which require remediation. As a result, Parks will not issue a negative declaration as is. After further discussion, Parks and DEP requested MTA C&D develop a sampling protocol, a health & safety plan, and a remediation protocol agreed-upon by all parties pursuant to CEQR. Collectively, these protocols were formalized into a MOU establishing MTA C&D’s commitments and procedures for the issuance of approvals by DEP and Parks as the project advances. Upon execution of the MOU, Parks will issue a negative declaration pursuant to CEQR.

**FINANCE COMMITTEE MEETING  
MEMORANDUM OF UNDERSTANDING (“MOU”) BETWEEN MTA AND THE CITY OF NEW YORK IN  
SUPPORT OF ACCESSIBILITY IMPROVEMENTS AT NYCT’S BROADWAY JUNCTION STATION IN  
BROOKLYN, NY (Cont’d.)**

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Parks and DEP prepared the MOU and MTA Legal approved as to form. MTA Real Estate is authorized to enter directly into an agreement with Parks and DEP pursuant to a policy adopted November 15, 1999 (last amended June 23, 2021) to negotiate rights and privileges required by MTA operating agencies for capital projects.

# Staff Summary

<b>Subject</b> <b>SHORT-TERM PARKING PERMIT BETWEEN METRO-NORTH AND PREMIUM OUTLET PARTNERS L.P. FOR USE OF SEVEN HUNDRED PARKING SPACES AT HARRIMAN STATION, VILLAGE OF HARRIMAN, NY</b>
<b>Department</b> <b>REAL ESTATE</b>
<b>Department Head Name</b> <b>DAVID FLORIO</b>
<b>Department Head Signature</b>
<b>Project Manager Name</b> <b>JASON ORTIZ</b>

<b>Date</b> <b>DECEMBER 18, 2024</b>
<b>Vendor Name</b>
<b>Contract Number</b>
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**AGENCY:** MTA Metro-North Railroad (“MNR”)  
**PERMITTEE:** Premium Outlet Partners L.P.  
**LOCATION:** Harriman Station Parking Facility, Village of Harriman, New York  
**PREMISES:** Seven hundred (700) parking spaces within the Harriman Station Parking Facility  
**USE:** Use of the Premises for vehicle parking and shuttle buses in connection with Permittee’s annual Thanksgiving Shopping Event  
**TERM:** Two (2) days, Friday, November 29, 2024, and Saturday, November 30, 2024.  
**COMPENSATION:** \$5,656.00 (\$4.04 per space per day)

**COMMENTS:**

A short-term parking permit was issued for the use of seven hundred spaces at the Harriman Station Parking Facility.

Pursuant to the Board-approved policy governing the use of railroad facilities by for-profit entities, MTA Real Estate is authorized to permit the use of MTA Agency property by for-profit entities for periods not to exceed seventy-two (72) hours, provided the entity is charged a base fee per space at current rates. The Permittee was granted permission to utilize MNR’s Harriman Station Parking Facility for the Permittee’s annual Thanksgiving shopping event on Friday, November 29, 2024 and Saturday, November 30, 2024.

MTA Legal drafted the short-term parking permit, approved as to form and the Permittee has provided appropriate insurance coverage and indemnification for the above use.