

INFORMATION ITEMS

REPORT ON AGREEMENTS ENTERED INTO DIRECTLY BY THE REAL ESTATE DEPARTMENT PURSUANT TO BOARD POLICIES
JUNE, 2025

Agency	Agreement Type/ Tenant	Location/Premises	Use	Term	Compensation	RFP Proposals
NYCT	<u>License</u> Museum of Nails Foundation	Third Avenue Station	Installation and maintenance of a museum pop-up in support of the Vacant Unit Activation Program	Six (6) months with month-to- month renewals	None	N/A
MNR	<u>Permit</u> Dia Center for the Arts, Inc	Beacon Station Approximately 150 parking spaces in Lot 1 of the station	Use of Station parking lot for overflow parking and shuttle bus parking for their annual Spring Benefit Luncheon	Saturday, May 10, 2025 9 AM – 7 PM	None	N/A
MNR	<u>Permit</u> Storm King Art Center	Salisbury Mills-Cornwall Station Parking lot containing two- hundred fifty (250) parking spaces at the station	Use of Station parking lot on multiple dates for overflow parking for open air museum events	May 3 - 4, 2025 September 12 - 14, 2025 September 19 – 21, 2025 September 25 – 26, 2025 October 4 – 5, 2025 October 11 – 12, 2025 October 18 – 19, 2025 October 25 – 26, 2025 November 1 – 2, 2025 November 8 – 9, 2025 November 15 – 16, 2025	None	N/A

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LIRR	<u>Permit</u> Kew Gardens Flea and Craft Market, Inc.	LIRR's Kew Gardens Station, North Parking Lot Approximately 20 parking spaces	Use of the Station's north parking lot for a flea market event	<p>Saturday, May 3, 2025, 12:00 a.m. to 11:59 p.m. Rain Date: Saturday, May 17, 2024, 12:00 a.m. to 11:59 p.m.</p> <p>Saturday, June 14, 2024, 12:00 a.m. to 11:59 p.m. Rain Date: Saturday, June 21, 2025, 12:00 a.m. to 11:59 p.m.</p> <p>Saturday, September 13, 2025, 12:00 a.m. to 11:59 p.m. Rain Date: Saturday, September 27, 2025, 12:00 a.m. to 11:59 p.m.</p> <p>Saturday, October 18, 2025, 12:00 a.m. to 11:59 p.m. Rain Date: Saturday, October 25, 2025, 12:00 a.m. to 11:59 p.m.</p> <p>Saturday, November 8, 2025, 12:00 a.m. to 11:59 p.m. Rain Date: Saturday, November 15, 2025, 12:00 a.m. to 11:59 p.m.</p>	\$5.44 per space or \$108.80 per day totaling \$544.00 (for all five flea market events)	N/A

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LIRR	<u>Agreement</u> County of Nassau (grantee)	115 New Hyde Park Road, Village of New Hyde Park, Nassau County Approximately 3,000 square feet (200 ft. x 15 ft.) parcel of property along the east side of 115 New Hyde Park Road	Improvements constructed by MTA consisting of a sidewalk and a retaining wall as part of the 3rd Track Project	Perpetual	None	N/A
LIRR	<u>Agreement</u> Village of New Hyde Park (grantee)	115 New Hyde Park Road, Village of New Hyde Park, Nassau County Approximately 1,626 square feet (271 x 6) parcel of property along the east side of 115 New Hyde Park Road	Improvements constructed by MTA consisting of a sidewalk and a retaining wall as part of the 3rd Track Project	Perpetual	None	N/A

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LIRR	<u>Lease</u> Cow Harbor Realty Ventures, LLC	402 Fort Salonga Road, Northport Existing car wash building located on 54,885 square feet right-of-way	Operation of a car wash	Ten (10) years	\$142,392.00 per annum with three percent (3%) escalations throughout the term	<u>NPV w/o Improvements (10 Year Term)</u> Cow Harbor Realty Ventures, LLC (\$1,184,508.08) Muhammad Afzal (\$424,258.99) RMJ Management LLC (\$141,419.66) Lakefield Car Wash (\$170,535.48) Nicolas Iorio, Paul Vallario & Michael Pernicone (30 years with two 10 year options \$1,098,082.10) Nicholas & Joe Capparelli (Based on 30 year term: \$2,348,337.87)
LIRR	<u>Permit</u> County of Nassau (permittor)	361 Bayview Avenue, Manhasset, NY Parcel of land consisting of approximately 16,379 square feet	Parking of vehicles and equipment storage in connection with LIRR's Webster Avenue Bridge Replacement Project	January 6, 2025, to November 30, 2025	None	N/A