

INFORMATION ITEMS

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

Agency	Agreement Type/ Counterparty	Location/Premises	Use	Term	Compensation	RFP Proposals	Transaction Manager
NYCT	<u>License</u> Licensee: Consolidated Edison Company of New York, Inc.	1201 Neptune Ave, Brooklyn, New York	The installation of a crane in connection with a track panel replacement project	4 days	None	N/A	Arturo Espinoza
NYCT	<u>License</u> Licensor: Beresford Apartments, Inc.	211 Central Park West, Manhattan, New York	MTA C&D to conduct a pre-construction survey and instrumentation at 211 Central Park West in support of an accessibility project at the 81st Street – Central Park West subway station in Manhattan	Up to 36 months	None	N/A	Arturo Espinoza
NYCT	<u>License</u> Licensor: Vaux Condominium	372 Central Park West, Manhattan, New York	MTA C&D to conduct a pre-construction survey and instrumentation at 372 Central Park West in support of an accessibility project at the 96th Street – Central Park West subway station in Manhattan	Up to 36 months	None	N/A	Arturo Espinoza
NYCT	<u>License</u> Licensor: D25 LLC	44-61 23 St, Queens, New York	Installation of a subway ramp entrance impacting the knee wall adjacent to private property in support of an accessibility project at the Court Square – 23rd Street subway station in Queens	Up to 36 months	None	N/A	Arturo Espinoza
MNR	<u>Permit</u> Permitee: The Poughkeepsie-Highland Railroad Bridge Co., Inc. d/b/a Walkway Over the Hudson	MNR's Poughkeepsie Station, Poughkeepsie, New York	Approximately 200 parking spaces of the Station's parking lot to be used for overflow event parking and shuttle bus pick up and drop off	Saturday, May 24, 2025, 11:00am to 6:00pm Sunday, May 25, 2025, 11:00am to 6:00pm Monday, May 26, 2025, 11:00am to 6:00pm	None	N/A	Jason Ortiz
LIRR	<u>Easement</u> Grantee: Village of Cedarhurst	South Side of Platform A of LIRR's Cedarhurst Train Station ("Station"), Village of Cedarhurst, Nassau County, New York	Installation of an ADA ramp and stairway in connection with the Cedarhurst new ramps project at LIRR's Cedarhurst train station	Permanent	None	N/A	Neil Mastropietro

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LIRR	<u>License</u> Licensor: Coland Realty LLC	Northeast corner of Licensor's property parking lot at 11-07 Redfern Avenue, Far Rockaway, Queens County, NY	Access for the installation of seven (7) to ten (10) borings within the Premises to collect soil samples in connection with remediation efforts at the Far Rockaway electrical substation	June 7, 2025 – July, 7, 2025	None	N/A	Neil Mastropietro
LIRR	<u>License</u> Licensor: Long Island Industrial Management LLC	151 East 2nd Street, Huntington Station, NY	Construction access for the installation of a replacement retaining wall	6 months	None	N/A	Xavier Carrera
LIRR	<u>Lease</u> Lessee: Interwings Food & Beverage	Portions of Mineola Station Building and a Travel Convenience Unit	Operation of a cafe and bar for quick serve coffee/breakfast, lunch, dinner, and drinks, and a vending machine located in the waiting room	10 years	\$46,000/yr, 3% annual escalation	<u>Proposer's Name & NPV at 6%</u> <i>Interwings Food and Beverage - \$382,664.97</i> <i>Marsurkar's USA – \$354,283.99</i> <i>Siraj Ghani – \$150,237.60</i> <i>Drugsmith Inc. – \$45,858.85</i> <i>Psychic Crystal – \$34,938.98</i>	Neil Mastropietro
MABSTOA / NYCT	<u>Lease renewal</u> Lessor: Royal Charter Properties, Inc	53 Audubon Ave, Manhattan, NY	Renewal of the lease agreement for a bus swing room located at 53 Audubon Avenue in Manhattan	Five years with a five year tenant extension option	\$4,978.47/mo, 3% annual escalation	N/A	Raymond Smyth
GCMOC	<u>License</u> Licensee: Joey Bats Café	Grand Central Madison Main Concourse	License agreement for the retail sale of Portuguese pastries and coffee	1 Year	15% of Gross Sales	N/A	Kim Trevisan