

INFORMATION ITEMS

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

Agency	Agreement Type/ Counterparty	Location/Premises	Use	Term	Compensation	RFP Proposals	Transaction Manager
NYCT	<u>Indenture Agreement</u> Grantor: <u>Landlord of New York</u>	Brooklyn Block 4313, Lot 6 (lot adjacent to Livonia Yard).	Opearation and maintenance of NYCT's elevated New Lots/Livonia Ave. Line	Permanent	None	N/A	Raymond Smyth
LIRR	<u>Permit</u> Permittee: Huntington Bicycle Club, Inc.	LIRR's Port Jefferson Station Parking Lot 3, Port Jefferson, New York	Use of Parking Lot 3 as a rest stop which will consist of a port-a-potty, two tables, and a tent	Sunday, July 13, 2025, 8:00 a.m. to 1:00 p.m.	None	N/A	Neil Mastropietro
MNR GCT	<u>Kiosk License</u> Licensee: Rocket Books, Inc.	Grand Central Terminal	Kiosk license agreement with Rocket Books, Inc. for the retail sale of hats with a patented rotating butterfly ornament that bring hats to life	2 months	\$6,200	N/A	Kim Trevisan
NYCT	<u>Lease</u> Lessee: Masurkar's USA, Inc.	Jamaica Center - Parson/Archer, Queens	Travel Convinience including sale of coffee and baked goods	10 Years with 3% annual increase years 2 -7, and 5% increase years 7-10	<u>Year Rent</u> 1 \$64,800.00 2 \$66,744.00 3 \$68,746.32 4 \$70,808.71 5 \$72,932.97 6 \$75,120.96 7 \$77,374.59 8 \$81,243.32 9 \$85,305.48 10 \$89,570.75	<u>Proposer name:</u> <u>NPV @ 6% discount rate:</u> Masurkar's USA, Inc. \$551,013 Siraj Ghani \$300,475 Harkitan Singh \$176,642 Vmartdiscount, Inc. \$149,738 Mohammed Hasan \$69,870	Arturo Espinoza
B&T	<u>Agreement Amendment</u> Governors Island Corporation d/b/a The Trust for Governors Island	High L. Carey Tunnel and associated facilities	Reciprocal rights, responsibilities, and duties related to the construction, use, rehabilitation, and maintenance of facilities and services serving or passing through the Tunnel and the Governors Island Ventilation Building, including TGI's rights to install and maintain electrical power cables within B&T's Tunnel facilities, which is the subject of the Third Amendment.	In perpetuity	None	N/A	Garrett Burger

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LIRR	<u>Easement Agreement</u> Town of Babylon / A.J Richard & Sons	East of Farmingdale Station, NROW near 150 Price Parkway, Farmingdale NY 11735	Installation of high security fencing along the north right of way	In perpetuity	None	N/A	Xavier Carrera
NYCT	<u>License Agreement</u> New York City School Construction Authority (SCA)	SCA property adjacent to NYCT Jamaica Substation, Jamaica, NY	Installation of scaffolding and roof protections in connection with façade work at Jamaica Substation	Four (4) months	None	N/A	Niko Sciocchetti