

**Minutes of the
Metropolitan Transportation Authority
Finance Committee Meeting
2 Broadway, 20th Floor Board Room 2
New York, NY 10004
Monday, July 28, 2025
1:15 p.m.**

The following Finance Committee Members were present:

Hon. Neal Zuckerman, Chair
Hon. Andrew Albert
Hon. Samuel Chu
Hon. Marc Herbst
Hon. David R. Jones
Hon. Christopher Leathers
Hon. Haeda Mihaltses
Hon. Edward Valente

The following Finance Committee Members were absent:

Hon. Meera Joshi
Hon. John Samuelsen
Hon. Lisa Sorin

The following Board Members were also present:

Hon. Melva M. Miller
Hon. Midori Valdivia

The following staff members attended:

Jaibala Patel, Chief Financial Officer
Paige Graves, General Counsel
Lisette Camilo, Chief Administrative Officer
Olga Chernat, Deputy Chief, Financial Services
David Florio, Chief Real Estate Transactions and Operations Officer
David Keller, Director, Management & Budget
Jake Luce, Deputy Chief, Management & Budget
James McGovern, Acting Deputy Chief, Controller's Office
Robair Reichenstein, VP, Transit Oriented Development
Steve Weiss, Director, Management & Budget

To hear the content of public comments, details of Committee presentations, and Committee Members' comments and questions as well as any part of the Finance Committee meeting, please refer to the video recording of the meeting produced by the MTA, available and maintained on the MTA website:

<https://www.mta.info/transparency/board-and-committee-meetings/july-2025>

1. CALL TO ORDER

Chair Neal Zuckerman called the meeting of the Finance Committee to order and welcomed Jaibala Patel as Chief Financial Officer, Hon. Melva M. Miller, Hon. Midori Valdivia, and Mayor Lee Kyriacou of Beacon, New York, to the Finance Committee Meeting.

2. **PUBLIC COMMENTS (*attended remotely)**

There were 7 public speakers:

Brian Fritsch, PCAC

Joseph Morales

Matty Buchys Hyland*

Charlton D'Souza, Passengers United*

Jason Anthony, LIRR ADA Task Force

Christopher D. Greif, ADA Accessibility Transportation Group

Mayor Lee Kyriacou, Beacon New York

3. **MINUTES**

The minutes of the meeting held on June 23, 2025, were approved.

4. **FINANCIAL PERFORMANCE REPORT**

Highlights of the Financial Performance Report were presented.

Finance Summary

David Keller, Director, Management & Budget, reported that preliminary year-to-date operating results were through June and were compared with the Adopted Budget. Overall, net operating results were \$371 million favorable, 38 percent due to favorable operating subsidy results.

Operating subsidies were \$140 million favorable. This reflects favorable results for the Payroll Mobility Tax, the Urban Tax, the Mortgage Recording Tax, the Petroleum Business Tax, MTA Aid, and Automated Camera Enforcement, while the For-Hire Vehicle Surcharge was unfavorable. There were also timing-related variances for Local Operating Assistance, Station Maintenance payments and CDOT Subsidy for Metro-North, which would have resulted in an additional net favorable impact of \$49 million.

Paid Ridership on an MTA Consolidated basis was favorable; all Agencies were favorable except for Transit Bus, which was unfavorable by 0.2%. B&T traffic was favorable both for June and YTD.

Farebox revenue was \$49 million favorable, while toll revenue was \$4 million favorable.

Operating expense spending was \$56 million, or 1%, favorable. Labor expenses were \$14 million favorable and non-labor expenses were \$26 million favorable.

Debt Service Expense was \$33 million favorable.

Capital Subsidies were \$57 million favorable. CBDTP was favorable by \$20 million and RETT was favorable by \$37 million.

Further details were available in June's Financial Performance Report.

Chair Zuckerman asked about the Subway ridership performance numbers.

Mr. Keller stated that the strength of the local economy, better fare evasion enforcement, and more

discretionary ridership all contributed to the favorable performance.

Jaibala Patel, Chief Financial Officer, added that June performance was also positively impacted by certain May OMNY-related revenue being recorded in June.

Capital Financing

Chair Zuckerman stated that there were no updates to report this month.

Congestion Pricing Summary

Ms. Patel made comments about transitioning into her new full-time role as Chief Financial Officer and previewed the July Plan report that would be presented to the full MTA Board.

Ms. Patel then provided an overview of the June Congestion Pricing results. Based on six months of Congestion Pricing data, an average of 70,000 fewer vehicles have traveled into the Congestion Pricing Zone every day since the toll went into effect, which is an 11% reduction. Ms. Patel also provided other information on the positive impacts of Congestion Pricing on traffic.

Ms. Patel further stated that Total Net Revenue Year-To-Date for the Congestion Relief Zone was \$268.5 million. Total Year-To-Date Revenue and Expenses were \$335 million and \$66 million, respectively. Based on that information, the MTA is on track to meet the \$500 million of Net Operating Revenue projected for 2025.

5. MTA HEADQUARTERS AND ALL-AGENCY ITEMS ACTION ITEMS

Lisette Camilo, Chief Administrative Officer, stated that there were two MTA Headquarters items this month for Finance Committee approval in the estimated amount of \$7.3 million. These actions are found in the July 2025 Finance Committee Book.

The first item was a request that the Board approve the award of a competitively negotiated service contract to Enstoa Inc. for implementation and integration of a Project Management Information System (“PMIS”) for MTA Construction & Development (“C&D”). Included in the contract is an option for a one-year extension.

MTA C&D currently operates multiple legacy systems to manage Capital Program initiatives. These systems include financial Enterprise Resource Planning, document management, scheduling, and Geographic Information System platforms. Operating these various systems has resulted in inefficient processes, increased manual data handling and human errors, and limited reporting capabilities. Implementation of a robust PMIS is a critical tool to leverage data and enable informed decision-making and improve overall collaboration and operational efficiencies to enhance construction project delivery performance.

A Request for Proposals (“RFP”) was issued in April of 2025. Six firms submitted proposals, and the Selection Committee unanimously determined that Enstoa was the most technically qualified to perform the work required to develop, implement, and integrate the PMIS. Enstoa demonstrated its robust technical expertise and prior experience with similar PMIS implementations through its

innovative methodologies tailored to the needs of the client.

Implementation and integration services of PMIS are expected to take place over an 18-month period. Payments will be made based on specific milestones and deliverables established in the contract. One option year is reserved in the event that post-implementation support, additional training, or functionality enhancements are needed.

The value of the base contract is estimated at \$6.1 million, and the one-year option is priced at \$1.2 million, for an overall estimated amount of \$7.3 million.

The second and final item was a request for Board approval for the MTA, on behalf of itself and its affiliates and subsidiaries, to enter into retainer agreements with the attorneys and law firms to provide tort litigation services at rates specified in the individual retainer agreements. There is no set contract term for this contract.

The current panel was approved by the Board in 2003. Therefore, it was necessary to establish a new panel.

Retainer services provided by the new panel will be on an as-needed basis. Rates are fixed for three years and may increase thereafter as reasonable and appropriate in the determination of the MTA General Counsel.

The RFP divided tort litigation services into two groups: (1) pre-trial and trial matters and (2) appellate matters. Each participating firm indicated whether it was proposing to perform one or both groups of services. Retainers for legal services will indicate which group or groups and categories of services are covered by the retainer.

A total of 67 attorneys and law firms were selected, including nine M/WBE certified firms.

Hon. Valdivia asked a question about how law firms would be selected from the proposed list and Paige Graves, General Counsel, addressed the question.

Hon. Valdiva inquired about increasing M/WBE participation with the law firms, and Ms. Camilo addressed the inquiry.

Upon motion duly made and seconded, the Committee voted to approve the two action items.

6. INFORMATION ITEMS

Mr. Keller presented the first information item, which was the Transit Adjudication Bureau (TAB) report for 2024 and the first half of 2025. TAB serves as the statutory administrative tribunal responsible for receiving, processing, adjudicating, and pursuing the collection of civil penalties resulting from civil summons for violations of the Transit and MTA Bus Company Rules of Conduct. The report presents TAB performance metrics and provides key indications.

Hon. Jones commented that he has made several requests for station information concerning stops and arrests, and Chair Zuckerman followed, inquiring if the TAB reports included this information.

Ms. Patel addressed the comment and inquiry and further stated that follow-up information would be

provided to Hon. Jones.

Hon. Mihaltses asked if this was the first time this report had been produced, and Ms. Patel responded that the report had been previously reported in the NYC Transit Committee but had been moved to the Finance Committee.

Mr. Keller presented the second information item, which was the quarterly Interim Financial Statements for the three-month period ending March 31, 2025.

Ms. Camilo presented two information items for Bridges & Tunnels. The first item was a request that the Board approve the modification of a contract to provide barrier transfer services needed for HOV/Bus Lane Operation at the Verrazzano-Narrows Bridge awarded to Triumph Construction Corp. in order to (1) extend the contract term one year; (2) add funding; and (3) adjust the as-needed scope of work.

The second item was a request that the Board formally ratify the declaration of an Immediate Operating Need and approve the ratification of a modification to a contract with TransCore, LP for All-Electronic Open-Road Tolling in order to implement an automated Revenue Recovery System.

7. CONSOLIDATED REPORTS

Chair Zuckerman stated that the monthly consolidated reports could be found in the Finance Committee Book.

8. REAL ESTATE AGENDA

David Florio, Chief Real Estate Transactions and Operations Officer, presented that Transit Oriented Development(TOD) had one administrative action item and one transactional item. Real Estate had two transactional action items for consideration and approval.

The first was an administrative item for the MTA and is the determination and findings for the public hearing on the acquisition of property for the Second Avenue Subway Project.

The second was a transactional item for MTA Metro-North Railroad and includes a lease with Rose Companies Holdings, LLC for the development of the Beacon Station commuter parking lot.

Robair Reichenstein, VP, Transit Oriented Development, presented more specifics about the TOD administrative action and transactional items.

Mr. Reichenstein addressed questions from Hon. Chu concerning rush funding and Hon. Miller on the benefits from the Beacon Station development and the selection of the developer.

Chair Zuckerman added further comments on the benefits of the Beacon Station development.

Upon motion duly made and seconded, the Board approved the TOD administrative and action items.

Mr. Florio presented the transaction item that was for MTA Metro-North Railroad, and it was an agreement to acquire permanent and temporary easements from Palmer Center for the New Rochelle yard in support of Penn Station Access.

Mr. Florio presented the final transactional action item, which was for MTA Long Island Rail Road, and it was a license agreement with Jamaica-Archer Market Inc. for use and occupancy of a parking lot in Jamaica, NY.

Hon. Miller asked for further clarification on the MTA Long Island Rail Road transactional item, and Mr. Florio provided additional clarification.

Chair Zuckerman asked for an update on Penn Station Access and Mr. Florio provided an update.

Upon motion duly made and seconded, the Board approved the administrative and action items.

Mr. Florio presented the lone information item, which was the report on agreements entered into directly by the Real Estate Department pursuant to Board policy.

9. **ADJOURNMENT**

Upon motion duly made and seconded the Committee voted to adjourn the meeting.

Respectfully submitted,

Patrick Isom,
Senior Manager, Finance and Debt Management