

Staff Summary

Subject DISPOSITION OF PROPERTY TO THE TARRYTOWN MUNICIPAL HOUSING AUTHORITY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name JASON ORTIZ

Date OCTOBER 29, 2025
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	MNR Committee	10/27/25		X	
2	Finance Committee	10/27/25	X		
3	Board	10/29/25	X		

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

AGENCY: MTA Metro-North Railroad ("MNR")

GRANTEE: Tarrytown Municipal Housing Authority ("TMHA")

LOCATION: Along the Hudson Line, at One Depot Plaza, Tarrytown, NY

PREMISES: Portion of Section 1.70, Block 29, Lot 35 containing approximately 2,584 square feet

USE: Vehicle parking by tenants of TMHA's adjacent apartment complex

ACTION REQUESTED: Authorization to dispose of the Premises to TMHA for less than fair market value.

COMPENSATION: None

COMMENTS:

The MTA Real Estate Department received a request from TMHA to either purchase or enter into an easement agreement for the Premises, which has been utilized as a parking lot by TMHA for approximately thirty (30) years without a formal agreement with MNR. MNR reviewed TMHA's request and had no objections to proceeding with either a disposition or an easement agreement for the Premises.

Following discussions with TMHA in March 2024, TMHA requested to move forward with a permanent, exclusive-use easement in support of their re-development and financing (the "Project").

In May 2024, the MTA Board approved the conveyance of a permanent, exclusive-use easement to TMHA (see attached staff summary for reference). Subsequently, TMHA disclosed that upon acquiring the easement, TMHA intended to transfer their rights under the easement to a third party that was not a government or other public entity for less than fair market value, which was not permissible under the Public Authorities Law (PAL) Section 2897 referenced in the May 2024 staff summary. Additionally, TMHA further revised their request to now acquire fee simple interest instead of a permanent easement. This will provide TMHA with the ability to then convey subordinate property interest to other parties in support of TMHA's Project. These revised terms required further notification to New York State officials pursuant to the PAL.

FINANCE COMMITTEE MEETING

DISPOSITION OF PROPERTY TO THE TARRYTOWN MUNICIPAL HOUSING AUTHORITY (Cont'd)

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Upon recommendation by the Office of the New York State Attorney General, a written notice to effectuate a transfer the Premises for less than its fair market value to other than a governmental entity, which disposal would not be consistent with the authority's mission, purpose or governing statutes, was prepared and approved by MTA legal counsel pursuant to PAL § 2897(7)(a)(iii) and was forwarded on June 26, 2025 to the Governor, the Speaker of the Assembly, and the Temporary President of the Senate notifying them of the transfer. No action was taken by the Governor, Speaker, or Temporary President within the 60-day review period, and as such, MTA may proceed with the transfer.

An appraisal of the Premises was updated based on the revised request in August 2024, which determined the fair market value of the fee simple interest to be \$190,000.

Based on the foregoing, MTA Real Estate requests authorization to proceed with the disposition of the Premises to TMHA to support a future non-profit affordable housing re-development for the benefit of Tarrytown residents pursuant to PAL § 2897(7)(a)(iii) for less than fair market value under the above-described terms and conditions.

Staff Summary

Subject PERMANENT EASEMENT WITH THE TARRYTOWN MUNICIPAL HOUSING AUTHORITY FOR VEHICLE PARKING ADJACENT TO MNR'S TARRYTOWN STATION, TARRYTOWN, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name JASON ORTIZ

Date MAY 22, 2024
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	05/20/24	X		
2	Board	05/22/24	X		

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

AGENCY: MTA Metro-North Railroad ("MNR")

GRANTEE: Tarrytown Municipal Housing Authority ("TMHA")

LOCATION: Along the Hudson Line, at Two Depot Plaza, Tarrytown, Westchester County, NY.

EASEMENT AREA: Portion of Section 1.70, Block 29, Lot 35 containing approximately 2,584 square feet

USE: TMHA shall use the property for vehicle parking by tenants of TMHA's adjacent apartment complex

ACTION REQUESTED: Authorization to enter into an easement agreement with TMHA

TERM: Perpetual

COMPENSATION: \$1; payment waived

COMMENTS:

TMHA is requesting to enter into a permanent easement for a portion of MNR's property described above. The Easement Area will be used for vehicle parking by the tenants of TMHA's adjacent apartment complex. TMHA is seeking to legitimize their ongoing use of the Easement Area since neither party could locate or verify any documented rights of use of the Easement Area to TMHA's lender as part of a refinancing in support of a renovation project.

MNR has reviewed TMHA's request and has no objections to proceeding with the easement agreement.

MTA Real Estate Department's Real Property Disposition Guidelines allow for the disposition of property using the lease/sale negotiation method under those circumstances permitted by Public Authorities Law Section 2897, which include, where the transferee is a government or other public entity, and the terms and conditions of the transfer require that the ownership and use of the asset will remain with the government or any other public entity. MTA Legal will draft the easement agreement, approve as to form and TMHA will provide appropriate insurance coverage and indemnification for the above use.

FINANCE COMMITTEE MEETING

PERMANENT EASEMENT WITH THE TARRYTOWN MUNICIPAL HOUSING AUTHORITY FOR VEHICLE PARKING ADJACENT TO METRO-NORTH'S TARRYTOWN STATION, TARRYTOWN, NEW YORK

(Cont'd)

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An appraisal of the Easement Area was commissioned and completed on November 30, 2023, with the easement valued at \$120,000. Pursuant to Section 2897(6)(d) of the Public Authorities Law, an Explanatory Statement for the disposal by negotiation of real property owned by MNR was submitted to the appropriate New York State officials on February 8, 2024.

Based on the foregoing, MTA Real Estate requests authorization to enter into an easement agreement on behalf of MNR with TMHA under the above-described terms and conditions.

FOR REFERENCE PURPOSES ONLY