

OCTOBER 2025
MTA REAL ESTATE
FINANCE COMMITTEE AGENDA ITEMS

1. TRANSACTIONAL ACTION ITEMS

Metropolitan Transportation Authority

- a. Lease renewal with 1-10 Bush Terminal Owner LLC, for MTA and New York City Transit Museum archives at 882 Third Avenue, Brooklyn, NY

MTA Long Island Rail Road

- b. Lease renewal (Part 1) with Marsah Properties LLC, for the Office of Health Services at 300 Old Country Road, Mineola, NY
- c. Lease renewal (Part 2) with Dasso LLC, for the Office of Health Services at 300 Old Country Road, Mineola, NY

MTA Metro-North Railroad

- d. Disposition of property to the Tarrytown Municipal Housing Authority located adjacent to the Tarrytown Station

2. INFORMATION ITEMS

- a. Report on agreements entered into directly by the Real Estate Department pursuant to board policy

<u>Legal Name</u>	<u>Popular Name</u>	<u>Abbreviation</u>
<u>New York City Transit Authority</u>	<u>MTA New York City Transit</u>	<u>NYC Transit</u>
<u>The Long Island Rail Road Company</u>	<u>MTA Long Island Rail Road</u>	<u>LIRR</u>
<u>Metro-North Commuter Railroad Company</u>	<u>MTA Metro-North Railroad</u>	<u>MNR</u>
<u>Triborough Bridge and Tunnel Authority</u>	<u>MTA Bridges and Tunnels</u>	<u>MTA B&T</u>
<u>MTA Construction and Development Company</u>	<u>MTA Construction and Development</u>	<u>MTA C&D</u>
<u>MTA Bus Company</u>	<u>MTA Bus Company</u>	<u>MTA Bus</u>
<u>MTA Grand Central Madison Operating Company</u>	<u>Grand Central Madison</u>	<u>GCMC</u>

Staten Island Rapid Transit Operating Authority is a subsidiary of the Metropolitan Transportation Authority. Its popular name is MTA Staten Island Railway (abbreviated as SIR).

Manhattan and Bronx Surface Transit Operating Authority is a subsidiary of the New York City Transit Authority (abbreviated as MaBSTOA).

**METROPOLITAN
TRANSPORTATION
AUTHORITY**

Staff Summary

Subject LEASE RENEWAL WITH 1-10 BUSH TERMINAL OWNER LP, FOR THE MTA/NEW YORK CITY TRANSIT MUSEUM ARCHIVES AT 882 THIRD AVENUE, BROOKLYN, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name ANDREW GREENBERG

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

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

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

AGENCY: Metropolitan Transportation Authority ("MTA") and MTA New York City Transit ("NYCT")

LESSOR: 1-10 Bush Terminal Owner LP

LOCATION: 882 Third Avenue (Building #10), Brooklyn, NY

PREMISES: The entire fourth (4th) floor, consisting of approximately 27,433 rentable square feet.

USE: Warehouse storage for museum artifacts, exhibitions, and executive general and administrative offices

ACTION REQUESTED: Authorization to enter into a second amendment to lease in support of the MTA/NYCT Transit Museum Archives continued occupancy at the Location

TERM: Ten (10) years from 6/8/25 thru 6/7/35 with a one-time right to terminate effective at the end of year 5.

REAL ESTATE TAXES: NYCT pays its proportionate share of increases in real estate taxes over a base fiscal tax year commencing on July 1, 2025, and ending on June 30, 2026

OPERATING EXPENSES: Fixed 3% annual increases over the 10-year term with a one-time \$1 per square foot increase commencing year 6.

UTILITIES: Submetered electric with a 3% administrative surcharge

LESSOR WORK:

- 1) Lessor to install a building maintenance alarm system to alert NYCT in the event of failures to the HVAC system or when temperatures exceed environmentally safe limits.
- 2) Lessor will install trap primers, hose bibs and point of use recirculation for plumbing purposes inside the maintenance closet.

RENT COMMENCEMENT: June 8, 2025

BASE RENT: \$875,000.00 per annum / \$72,916.67 per month. \$31.90 per square foot

FINANCE COMMITTEE MEETING

LEASE AMENDMENT AGREEMENT WITH 1-10 BUSH TERMINAL OWNER LP, FOR THE MTA/NEW YORK CITY TRANSIT MUSEUM ARCHIVES AT 882 THIRD AVENUE, BROOKLYN, NY (Cont'd.)

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COMMENTS:

The MTA Museum Archives and Curating Warehouse relocated from 2 Broadway to 882 Third Avenue, Brooklyn, NY in 2014 to facilitate the MTA Headquarters relocation from 347 Madison Avenue. The current lease expired on June 7, 2025, and has continued pursuant to the lease holdover provisions. Protracted lease negotiations have resulted in a retroactive rent commencement date to align with the original lease expiration. The Location houses historical archives for both the MTA and the New York City Transit Museum and was originally chosen for its cost effectiveness, size, and suitability as a museum quality archival facility. The building was fortified after Hurricane Sandy with specialized HVAC, humidification, sprinklers, and backup generators.

The proposed rent is \$31.90 per square foot for year one of the lease. Based on an analysis conducted by MTA Real Estate, the rent is within range of comparable locations. Third-party inspections performed by an engineering firm contracted by MTA Real Estate confirmed conditions of the infrastructure lifespan can support a 10-year renewal of the lease.

Based on the foregoing, MTA Real Estate requests authorization to enter into a lease amendment agreement on behalf of the MTA/New York City Transit Museum Archives with 1-10 Bush Terminal Owner LP under the above-described terms and conditions.

MTA LONG ISLAND RAIL ROAD

Staff Summary

Subject LEASE RENEWAL WITH MARSAH PROPERTIES LLC, FOR THE OFFICE OF HEALTH SERVICES AT 300 OLD COUNTRY ROAD, MINEOLA, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name ANDREW GREENBERG

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

Board Action					
Order	To	Date	Approval	Info	Other
1	LIRR 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		
3	Chief Administrative Officer		
2	Chief Financial Officer		

AGENCY: MTA Long Island Rail Road ("LIRR")

LESSOR: Marsah Properties LLC

LOCATION: 300 Old Country Road, Mineola, NY.
Condominium Unit # 71

PREMISES: Approx 6,200 square feet on the lower level

USE: LIRR's Office of Occupational Safety ("OHS") physical testing and general offices

ACTION REQUESTED: Authorization to enter into a lease renewal agreement in support of OHS medical and administrative office requirements

TERM: Five (5) years

REAL ESTATE TAXES: Tenant is responsible for 100% real estate taxes and will be renewing its tax exemption status with the municipality

OPERATING EXPENSES: 3% annual rent increases

UTILITIES: Tenant pays directly to the utility

RENT COMMENCEMENT: September 1, 2025

BASE RENT: \$166,860.00 per annum - \$13,905.00 per month - \$26.91 per square foot

COMMENTS:

OHS currently occupies in holdover capacity 2 condominium units #71 and # 151 at the Location which are required for OHS operations and the potential renewals of which are the subject of this and a related staff summary this month. Separately at this Location, LIRR's Employee Assistance Program ("EAP") occupies a unit #103 which will be addressed in a future Staff Summary for renewal.

The lease with Marsah Properties LLC (successor to Old Country Commons, LLC) for OHS expired on May 30, 2018 and was renewed (via option exercise) through May 30, 2024. The lease was extended on August 31, 2024 and August 31, 2025 and last through November 30, 2025, via a separate agreement pursuant to the lease holdover provisions. The

FINANCE COMMITTEE MEETING

LEASE RENEWAL WITH MARSAH PROPERTIES LLC, FOR THE OFFICE OF HEALTH SERVICES AT 300 OLD COUNTRY ROAD, MINEOLA, NY (Cont'd.)

Page 2 of 2

current base rent for this unit is \$25.16 per sq. ft., and this proposed 5-year lease renewal will commence at \$26.91 per sq. ft. with 3% continued annual increases.

CBRE, MTA's real estate broker, had been working on a project for relocation of three individually owned condominium units at 300 Old Country Road, housing the subject OHS physical testing and general offices, a separate EAP office and a separate medical clinic, totaling approximately 11,000 sq. ft. to approximately 11,924 sq. ft. at 200 Old Country Road. The base annual rent would have been \$31.75 per sq. ft.; however, the owner ultimately rejected the transaction.

Subsequently, CBRE identified three alternative locations with base rent ranging from \$26 per sq. ft. in an industrial type building in Bethpage, to \$40 per square foot in comparable office type property with landlords that would consider this type of medical occupancy. All would require a completely new installation at tenant's cost and expense, which CBRE estimated would cost more than approximately \$300 per square foot due to the specialty nature of the medical uses, and the total costs to relocate to any of those locations would significantly exceed those to remain in place. Therefore, LIRR has decided to realize operating budget savings by remaining in-place and will look to make some minor interior modifications.

Based on the foregoing, MTA Real Estate requests authorization to enter into a lease renewal agreement on behalf of LIRR with Marsah Properties LLC under the above-described terms and conditions.

Staff Summary

Subject LEASE AGREEMENT WITH COUNTRY ROAD MINEOLA LLC FOR LIRR EMPLOYEE ASSISTANCE PROGRAM AND OFFICE OF HEALTH SERVICES AT 200 OLD COUNTRY ROAD, MINEOLA, NY						Date SEPTEMBER 25, 2024			
Department REAL ESTATE						Vendor Name			
Department Head Name DAVID FLORIO						Contract Number			
Department Head Signature						Contract Manager Name			
Project Manager Name ANDREW D GREENBERG						Table of Contents Ref. #			

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	09/23/24	X		
2	Board	09/25/24	X		

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

AGENCY: MTA Long Island Rail Road ("LIRR")
LESSOR: Country Road Mineola LLC
LOCATION: 200 Old Country Road, Mineola, New York
PREMISES: Portion of the Lower level— approximately 346 rentable sq. ft.
 Portion of the 2nd Floor – approximately 9,022 rentable sq. ft.
 Portion of the 4th Floor – approximately 2,556 rentable sq. ft.
 Total Premises: Approximately 11,924 rentable sq. ft.
USE: Premises to be used for the LIRR Office of Health Services ("OHS") and Employee Assistance Program ("EAP") medical and administrative office requirements.
ACTION REQUESTED: Authorization to enter into a lease agreement in support of the LIRR EAP and OHS operational needs
TERM: Ten (10) years from possession date
RENEWAL OPTIONS: Two five (5) year renewal options at a rent calculated at 3% greater than the escalated rent at lease expiration for the first option and at 95% of the fair market value for the second option period.
BASE RENT: Partial 2nd and 4th floor spaces - \$31.75 per sq ft. - \$367,601.50 per annum
 Portion of Lower Level - \$14.50 per sq. ft. - \$5,017 per annum
 Tenant receives 3 months' free rent concession (months 2-4).
REAL ESTATE TAXES: The LIRR pays its proportionate share of increases in the building's real estate taxes over a 2025 base tax year with no increases until the first anniversary following rent commencement
OPERATING EXPENSES: 3.0% increases in base rent per year

Staff Summary

**FINANCE COMMITTEE MEETING
LEASE WITH COUNTRY ROAD MINEOLA LLC FOR LIRR EAP AND OHS MEDICAL AND
ADMINISTRATIVE OFFICES 200 OLD COUNTRY ROAD, MINEOLA NY (Cont'd)**

Page 2 of 2

UTILITIES:	Electricity is on a rent inclusion basis at \$3.65 per sq. ft. per annum. Lessor provides heat and air conditioning to the LIRR's air-handlers
LESSOR WORK:	Lessor will be required to provide turn-key alterations and improvements per LIRR-approved plans and specifications at Lessor's cost and expense ("Lessor's Work"). The LIRR will be required to reimburse Lessor for the cost of IT, data, and telecom installation as additional rent over initial 5 years of the Term with a maximum cost not to exceed \$350,000
POSSESSION:	Upon delivery of the Premises with Lessor's Work substantially complete.
MAINTENANCE AND REPAIRS:	Lessor is responsible for all exterior and structural repairs except if caused by the LIRR's negligence. The LIRR is responsible for interior non-structural repairs to the Premises.
CLEANING:	Lessor shall provide daily cleaning per a specification, at its cost and expense.
PARKING:	Lessor will provide approximately 55 complimentary automobile parking spaces in the building parking lot.
SECURITY DEPOSIT:	None.

COMMENTS:

The LIRR is seeking approximately 11,924 square feet of new space for its OHS medical facilities and EAP program at 200 Old Country Road, Mineola ("200 OCR"). Currently, the OHS and EAP offices occupy a combined area of approximately 11,000 square feet in three condominium units at 300 Old Country Road, Mineola ("300 OCR"). After 15 years at 300 OCR, the space no longer meets the operational needs of OHS and EAP and requires repairs. In addition, the individual condominium owners are demanding 5-year lease renewals, and two of the three condominium owners are requiring payments of any future condominium assessment with no limits.

CBRE, the MTA's real estate broker, identified 200 OCR as the only viable option. 200 OCR already has built medical and administrative offices, it is closer to the LIRR's Mineola Station, and the Lessor, an institutional quality real estate investment trust, will provide alterations and improvements at its cost and expense on a "turnkey" basis.

The annual cost per square foot at 200 OCR is less than renewing at 300 OCR, considering all factors. It is important to note that the space at 200 OCR is approximately 1,000 square feet greater than at 300 OCR allowing for expansion, accommodating new hires, and consolidating space from the LIRR Hillside Facility, with the total cost to relocate due to the additional square footage only marginally greater. Additionally, if needed, the 200 OCR Lessor has proposed up to approximately 11,000 square feet of swing space at a cost of just \$3.65 per square foot for electricity (one optional swing space, if needed, for approx. 5,461 sq. ft would be at a rental rate of \$36.93 per square foot until 12/31/24 and then reduced to \$3.65 per square foot for electricity).

Based on the foregoing, MTA Real Estate requests authorization for the LIRR to enter into a lease agreement with Country Road Mineola LLC for use of the Premises by LIRR OHS and EAP under the above-described terms and conditions.

Staff Summary

Subject LEASE RENEWAL WITH DASO, LLC, FOR THE OFFICE OF HEALTH SERVICES AT 300 OLD COUNTRY ROAD, MINEOLA, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name ANDREW GREENBERG

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

Board Action					
Order	To	Date	Approval	Info	Other
1	LIRR 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		
3	Chief Administrative Officer		
2	Chief Financial Officer		

AGENCY: MTA Long Island Rail Road ("LIRR")

LESSOR: DASO, LLC

LOCATION: 300 Old Country Road, Mineola, NY., Condominium Unit # 151

PREMISES: 3,000 square feet on first floor

USE: LIRR's Office of Occupational Safety ("OHS") medical unit and administrative medical offices

ACTION REQUESTED: Authorization to enter into a lease renewal agreement in support of the OHS medical and administrative office requirements

TERM: Five (5) years

REAL ESTATE TAXES: Tenant is responsible for 100% of real estate taxes and will be renewing its tax exemption status with the municipality

OPERATING EXPENSES: 3% annual rent increases

UTILITIES: Tenant pays directly to the utility company

RENT COMMENCEMENT: September 1, 2025

BASE RENT: \$109,345.32 per annum - \$9,112.91 per month - \$36.45 per square foot

COMMENTS:

OHS currently occupies in holdover capacity 2 units #71 and #151 at the Location which are required for OHS operations and the renewals of which are the subject of this and a related staff summary this month. Separately at this Location, LIRR's Employee Assistance Program ("EAP") occupies a unit #103 which will be addressed in a future staff summary for renewal.

The lease with DASO, LLC for LIRR medical offices expired May 19, 2024, and with renewal options extended until August 18, 2024. LIRR has remained in occupancy undisturbed as a holdover occupant pursuant with the lease holdover provisions. The current base rent for this unit is \$35.39 per sq. ft., and this proposed 5-year lease renewal will commence at \$36.45 per sq. ft. with 3% continued annual increases. Additionally, LIRR will indemnify Lessor for 50% of any third-party brokerage commission claims paid by Lessor up to a maximum amount of \$10,000.

**FINANCE COMMITTEE MEETING
LEASE RENEWAL WITH DASSO, LLC, FOR THE OFFICE OF HEALTH SERVICES AT 300 OLD
COUNTRY ROAD, MINEOLA, NY (Cont'd.)**

Page 2 of 2

CBRE, MTA's real estate broker, had been working on a project for relocation of three individually owned condominium units at 300 Old Country Road housing the OHS medical unit, separate physical testing and general offices, and a separate EAP office, totaling approximately 11,000 sq. ft. to approximately 11,924 sq. ft. at 200 Old Country Road. The base annual rent would have been \$31.75 per sq. ft. however, the owner ultimately decided to reject the transaction.

Subsequently, CBRE identified three alternative locations with base rent ranging from \$26 per sq. ft. in an industrial type building in Bethpage, to \$40 per square foot in comparable office type property with landlords that would consider this type of medical occupancy. All locations would require a completely new installation at tenant's cost and expense, which CBRE estimated would cost more than approximately \$300 per square foot due to the specialty nature of the medical uses. Consequently, the total costs to relocate to any of those locations would significantly exceed costs to remain in place. Therefore, LIRR has decided to realize operating budget savings by remaining in-place and will look to make some minor interior modifications.

Based on the foregoing, MTA Real Estate requests authorization to enter into a lease renewal agreement on behalf of the LIRR with DASO, LLC under the above-described terms and conditions.

Staff Summary

Subject LEASE AGREEMENT WITH COUNTRY ROAD MINEOLA LLC FOR LIRR EMPLOYEE ASSISTANCE PROGRAM AND OFFICE OF HEALTH SERVICES AT 200 OLD COUNTRY ROAD, MINEOLA, NY						Date SEPTEMBER 25, 2024			
Department REAL ESTATE						Vendor Name			
Department Head Name DAVID FLORIO						Contract Number			
Department Head Signature						Contract Manager Name			
Project Manager Name ANDREW D GREENBERG						Table of Contents Ref. #			

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	09/23/24	X		
2	Board	09/25/24	X		

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

AGENCY: MTA Long Island Rail Road ("LIRR")
LESSOR: Country Road Mineola LLC
LOCATION: 200 Old Country Road, Mineola, New York
PREMISES: Portion of the Lower level— approximately 346 rentable sq. ft.
 Portion of the 2nd Floor – approximately 9,022 rentable sq. ft.
 Portion of the 4th Floor – approximately 2,556 rentable sq. ft.
 Total Premises: Approximately 11,924 rentable sq. ft.
USE: Premises to be used for the LIRR Office of Health Services ("OHS") and Employee Assistance Program ("EAP") medical and administrative office requirements.
ACTION REQUESTED: Authorization to enter into a lease agreement in support of the LIRR EAP and OHS operational needs
TERM: Ten (10) years from possession date
RENEWAL OPTIONS: Two five (5) year renewal options at a rent calculated at 3% greater than the escalated rent at lease expiration for the first option and at 95% of the fair market value for the second option period.
BASE RENT: Partial 2nd and 4th floor spaces - \$31.75 per sq ft. - \$367,601.50 per annum
 Portion of Lower Level - \$14.50 per sq. ft. - \$5,017 per annum
 Tenant receives 3 months' free rent concession (months 2-4).
REAL ESTATE TAXES: The LIRR pays its proportionate share of increases in the building's real estate taxes over a 2025 base tax year with no increases until the first anniversary following rent commencement
OPERATING EXPENSES: 3.0% increases in base rent per year

Staff Summary

FINANCE COMMITTEE MEETING LEASE WITH COUNTRY ROAD MINEOLA LLC FOR LIRR EAP AND OHS MEDICAL AND ADMINISTRATIVE OFFICES 200 OLD COUNTRY ROAD, MINEOLA NY (Cont'd)

Page 2 of 2

UTILITIES:	Electricity is on a rent inclusion basis at \$3.65 per sq. ft. per annum. Lessor provides heat and air conditioning to the LIRR's air-handlers
LESSOR WORK:	Lessor will be required to provide turn-key alterations and improvements per LIRR-approved plans and specifications at Lessor's cost and expense ("Lessor's Work"). The LIRR will be required to reimburse Lessor for the cost of IT, data, and telecom installation as additional rent over initial 5 years of the Term with a maximum cost not to exceed \$350,000
POSSESSION:	Upon delivery of the Premises with Lessor's Work substantially complete.
MAINTENANCE AND REPAIRS:	Lessor is responsible for all exterior and structural repairs except if caused by the LIRR's negligence. The LIRR is responsible for interior non-structural repairs to the Premises.
CLEANING:	Lessor shall provide daily cleaning per a specification, at its cost and expense.
PARKING:	Lessor will provide approximately 55 complimentary automobile parking spaces in the building parking lot.
SECURITY DEPOSIT:	None.

COMMENTS:

The LIRR is seeking approximately 11,924 square feet of new space for its OHS medical facilities and EAP program at 200 Old Country Road, Mineola ("200 OCR"). Currently, the OHS and EAP offices occupy a combined area of approximately 11,000 square feet in three condominium units at 300 Old Country Road, Mineola ("300 OCR"). After 15 years at 300 OCR, the space no longer meets the operational needs of OHS and EAP and requires repairs. In addition, the individual condominium owners are demanding 5-year lease renewals, and two of the three condominium owners are requiring payments of any future condominium assessment with no limits.

CBRE, the MTA's real estate broker, identified 200 OCR as the only viable option. 200 OCR already has built medical and administrative offices, it is closer to the LIRR's Mineola Station, and the Lessor, an institutional quality real estate investment trust, will provide alterations and improvements at its cost and expense on a "turnkey" basis.

The annual cost per square foot at 200 OCR is less than renewing at 300 OCR, considering all factors. It is important to note that the space at 200 OCR is approximately 1,000 square feet greater than at 300 OCR allowing for expansion, accommodating new hires, and consolidating space from the LIRR Hillside Facility, with the total cost to relocate due to the additional square footage only marginally greater. Additionally, if needed, the 200 OCR Lessor has proposed up to approximately 11,000 square feet of swing space at a cost of just \$3.65 per square foot for electricity (one optional swing space, if needed, for approx. 5,461 sq. ft would be at a rental rate of \$36.93 per square foot until 12/31/24 and then reduced to \$3.65 per square foot for electricity).

Based on the foregoing, MTA Real Estate requests authorization for the LIRR to enter into a lease agreement with Country Road Mineola LLC for use of the Premises by LIRR OHS and EAP under the above-described terms and conditions.

MTA METRO-NORTH RAILROAD

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)

Page 2 of 2

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