

# Staff Summary

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| Subject<br><b>ACQUISITION OF A PERMANENT EASEMENT FROM CONSOLIDATED EDISON IN SUPPORT OF THE PENN STATION ACCESS PROJECT'S OAK SUBSTATION IN THE BRONX, NY</b> |
| Department<br><b>REAL ESTATE</b>   |
| Department Head Name<br><b>DAVID FLORIO</b>  |
| Department Head Signature  |
| Project Manager Name<br><b>ANGELA SZU</b>  |

|                                 |
|---------------------------------|
| Date<br><b>JANUARY 28, 2026</b> |
| Vendor Name                     |
| Contract Number                 |
| Contract Manager Name           |
| Table of Contents Ref. #        |

| Board Action |                   |          |          |      |       |
|--------------|-------------------|----------|----------|------|-------|
| Order        | To                | Date     | Approval | Info | Other |
| 1            | MNR Committee     | 01/26/26 |          | X    |       |
| 2            | Finance Committee | 01/28/26 | X        |      |       |
| 3            | Board             | 01/28/26 | X        |      |       |
|              |                   |          |          |      |       |
|              |                   |          |          |      |       |

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

AGENCY: Metropolitan Transportation Authority ("MTA")

GRANTOR: Consolidated Edison Company of New York, Inc.

LOCATION: 415 Bruckner Boulevard, Bronx, NY (Bronx Block 2599, Lot 5) ("Property")

ACTIVITY: Acquisition of permanent subsurface easements in support of the Penn Station Access project ("PSA")

ACTION REQUESTED: Authorization to enter into easement agreements

EASEMENT TERMS: Permanent

EASEMENT AREAS: 07-A: 483 ± square feet  
07-B: 192 ± square feet  
07-C: 414 ± square feet  
Total: 1,089 ± square feet

COMPENSATION: Not to exceed \$210,000. Should the size of the permanent easements change due to design refinements, the compensation will be adjusted as appropriate on a pro-rata basis. If the total exceeds \$210,000, additional Board approval will be required.

## COMMENTS:

PSA will be a new MNR link to Penn Station that will provide one-seat passenger rail service for MNR's New Haven Line customers. The new MNR service will run through the Bronx via Amtrak's Hell Gate Line, enter Queens via the Hell Gate Bridge, and connect to the LIRR Mainline at Harold Interlocking, from which it will access Penn Station. An upgrade to the power systems will be needed at various sites along the new MNR service corridor to provide adequate power for the expected increase in train traffic due to PSA. PSA's infrastructure improvements include construction of four new MNR stations and two new substations in the Bronx, and other right-of-way augmentations.

## **FINANCE COMMITTEE MEETING**

### **ACQUISITION OF A PERMANENT EASEMENT FROM CONSOLIDATED EDISON IN SUPPORT OF THE PENN STATION ACCESS PROJECT'S OAK SUBSTATION IN THE BRONX, NY (Cont'd.)**

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The above-described permanent subsurface easements are required for the new Oak AC substation in the Bronx, which is needed to support the supplementary power demands associated with additional train traffic on the railroad right-of-way. The Oak substation feeders will be constructed within the subsurface permanent easement areas.

MTA Real Estate is in active negotiations with Grantor to determine the easement fee for the Easements. Based on appraisals obtained to date, the easement fee for the Easements is expected to be \$210,000 or less. Since PSA has adopted the design-build project delivery method, refinements to the Easements remain a possibility. After negotiations with Grantor have concluded, MTA Real Estate will inform the MTA Board what the easement fee is determined to be for the Easements as well as any adjustments to the easement fee resulting from design refinements and temporary construction license fees.

Based on the foregoing, MTA Real Estate requests authorization for the MTA to enter into an easement agreement with Consolidated Edison Company of New York, Inc. to acquire the aforesaid interests on the above-described terms and conditions.