

JANUARY 2026

MTA REAL ESTATE

FINANCE COMMITTEE AGENDA ITEMS

1. TRANSACTIONAL ACTION ITEMS

MTA Metro-North Railroad

- a. Grant of a permanent easement to the New York City Department of Environmental Protection within the BN Yard in connection with the Tibbets Brook Daylighting Project in the Bronx, NY
- b. Acquisition of a permanent easement from Consolidated Edison in support of the Penn Station Access Project's Oak Substation in the Bronx, NY
- c. Acquisition of a permanent easement from Consolidated Edison in support of the Penn Station Access Project's Van Nest Substation in the Bronx, NY
- d. Acquisition of a permanent easement from Y Properties Holdings II, LLC, in support of the Penn Station Access in the Bronx, NY

MTA New York City Transit

- e. Lease with Hungry Angels Subs LLC for a convenience store at 6309-6311 18th Avenue, Brooklyn, NY
- f. License with TB Grant Housing Development Fund Corporation for a landscaped walkway at 581 Grant Avenue, Brooklyn, NY

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).

MTA METRO-NORTH RAILROAD

Staff Summary



Metropolitan Transportation Authority

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Subject	Date
GRANT OF A PERMANENT EASEMENT TO THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITHIN THE BN YARD IN CONNECTION WITH THE TIBBETTS BROOK DAYLIGHTING PROJECT	JANUARY 28, 2026
Department	Vendor Name
REAL ESTATE	
Department Head Name	Contract Number
DAVID FLORIO	
Department Head Signature	Contract Manager Name
Project Manager Name	Table of Contents Ref. #
JASON ORTIZ	

Board Action						Internal Approvals			
Order	To	Date	Approval	Info	Other	Order	Approval	Order	Approval
1	MNR Committee	01/26/25		X		1	Legal		
2	Finance Committee	01/26/26	X			2	Chief Administrative Officer		
3	Board	01/28/26	X			3	Chief Financial Officer		

AGENCY:	MTA Metro-North Railroad ("MNR")
GRANTEE:	New York City Department of Environmental Protection ("NYC DEP")
LOCATION:	Burlington Northern Yard ("BN") – Beginning at West 230 th Street and the Major Deegan Expressway extending to the outfall located at the Harlem River, South of 225th Street
PREMISES:	The permanent easement consists of 28,632 square feet of property within five (5) blocks, and lots described below. ("Easement Area") Parcel 1 – Block 3245 Lot 12 – 143,074 sq. ft. – Easement will occupy approximately 149 sq. ft. Parcel 2 – Block 3238 Lot 50 – 60,264 sq. ft. – Easement will occupy approximately 600 sq. ft. Parcel 3 – Block 3238 Lot 52 – 31,440 sq. ft. – Easement will occupy approximately 8,965 sq. ft. Parcel 4 – Block 3238 Lot 126 – 16,655 sq. ft – Easement will occupy approximately 4,995 sq. ft. Parcel 5 – Block 3264 Lot 20 – 46,900 sq. ft. – Easement will occupy approximately 13,923 sq. ft.
USE:	NYC DEP shall use the property for a drainage structure in support of the NYCDEP's Tibbetts Brook Daylighting Project, including installing, constructing, operating, maintaining, repairing, reconstructing, replacing and inspecting the closed conduit
ACTION REQUESTED:	Authorization to grant a permanent easement
TERM:	Permanent
COMPENSATION:	None
COMMENTS:	

NYC DEP is requesting to be granted a permanent easement for approximately 28,632 sq. ft. of MNR property which will be used for the Tibbetts Brook Daylighting Project to install a combination of open channel and closed conduit to transport

Staff Summary

FINANCE COMMITTEE MEETING

GRANT OF A PERMANENT EASEMENT TO THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITHIN THE BN YARD IN CONNECTION WITH THE TIBBETTS BROOK DAYLIGHTING PROJECT (Cont'd)

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and redirect the base water flow from Tibbetts Brook out of the Broadway sewer across a 1.56-mile span between Van Cortlandt Lake and the Harlem River. The permanent easement will begin at West 230th Street and traverse a portion of MNR's BN Yard adjacent to the Major Deegan Expressway extending to the outfall located at the Harlem River, South 225th Street.

An appraisal of the Easement Area was commissioned and completed on October 13, 2025, and the permanent easement was valued at \$1,280,000. 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 October 25, 2025. As part of the project, NYC DEP will provide BN Yard with major rail infrastructure upgrades including track replacement, grade improvements, switch relocations, and stormwater improvements.

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. The permanent easement will state that The City of New York is a municipal corporation authorized to expend funds for any loss, claim, action or judgement and will defend, settle and, without limitation, satisfy any judgement against it in connection with all claims and/or litigation filed against it by all entities and individuals for injuries and/or property damage arising from the closed conduit, the Easement Area and/or breach of the easement agreement. NYC DEP will cause its contractor to provide appropriate insurance coverage and indemnification for the above use.

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

Staff Summary



Metropolitan Transportation Authority

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

Date	JANUARY 28, 2026
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: O7-A: 483 ± square feet
O7-B: 192 ± square feet
O7-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.

Staff Summary

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.

Staff Summary



Metropolitan Transportation Authority

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Subject	ACQUISITION OF A PERMANENT EASEMENT FROM CONSOLIDATED EDISON IN SUPPORT OF THE PENN STATION ACCESS PROJECT'S VAN NEST SUBSTATION IN THE BRONX, NY
Department	REAL ESTATE
Department Head Name	DAVID FLORIO
Department Head Signature	
Project Manager Name	ANGELA SZU

Date	JANUARY 28, 2026
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	01/26/26	X		
3	Board	01/26/26	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: 1650 White Plains Road, Bronx, NY (Bronx Block 4042, Lot 350) ("Property")
 ACTIVITY: Acquisition of permanent subsurface utility easement in support of the Penn Station Access project ("PSA")
 ACTION REQUESTED: Authorization to enter into easement
 EASEMENT TERMS: Permanent
 EASEMENT AREA: 7,723± square feet
 COMPENSATION: \$475,000

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 in the Bronx, two new substations in the Bronx, and other right-of-way augmentations.

The above-described permanent subsurface easement is required for the new Van Nest AC substation in the Bronx to support the supplementary power demands associated with additional train traffic on the railroad right-of-way. The Van Nest substation feeder will be constructed within the subsurface permanent easement area.

In November 2025, MTA Real Estate extended a formal offer of \$469,200 to Grantor upon completion of an independent appraisal. After a period of good faith negotiations, MTA Real Estate has reached a negotiated price of \$475,000, which is higher than MTA's original offer but within market range.

Staff Summary



Metropolitan Transportation Authority

FINANCE COMMITTEE MEETING

ACQUISITION OF A PERMANENT EASEMENT FROM CONSOLIDATED EDISON IN THE BRONX FOR THE VAN NEST SUBSTATION IN SUPPORT OF THE PENN STATION ACCESS PROJECT (Cont'd.)

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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 described terms and conditions.

Staff Summary



Metropolitan Transportation Authority

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Subject	ACQUISITION OF A PERMANENT EASEMENT FROM Y PROPERTIES HOLDINGS II, LLC IN SUPPORT OF THE PENN STATION ACCESS PROJECT, BRONX, NY
Department	REAL ESTATE
Department Head Name	DAVID FLORIO
Department Head Signature	
Project Manager Name	ANGELA SZU

Date	JANUARY 26, 2026
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: Y PROPERTIES HOLDINGS II, LLC

LOCATION: 1140 Sackett Avenue, Bronx, NY (Bronx Block 4085, Lot 4) (“Property”)

ACTIVITY: Acquisition of a permanent subsurface easement in support of the Penn Station Access project (“PSA”)

ACTION REQUESTED: Authorization to enter into easement

EASEMENT TERMS: Permanent

EASEMENT AREAS: 800± square feet

COMPENSATION: \$110,000

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 in the Bronx, two new substations in the Bronx, and other right-of-way augmentations.

The above-described permanent subsurface easement is required for drainage from the right-of-way to drainage facilities located at the nearest public street, Sackett Avenue. The drainage pipe will be constructed within the subsurface permanent easement area. MTA Real Estate extended a formal offer of \$110,000 to Grantor upon completion of an independent appraisal of the required permanent subsurface easement, which was accepted by Grantor.

Based on the foregoing, MTA Real Estate requests authorization for the MTA to acquire the interests from Y Properties Holdings II, Inc. on the above-described terms and conditions.

MTA NEW YORK CITY TRANSIT

Staff Summary



Metropolitan Transportation Authority

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Subject	LEASE WITH HUNGRY ANGELS SUBS LLC AT 6309-6311 18 TH AVENUE, BROOKLYN, NY
Department	REAL ESTATE
Department Head Name	DAVID FLORIO
Department Head Signature	
Project Manager Name	ARTURO ESPINOZA

Date	JANUARY 28, 2025
Vendor Name	
Contract Number	
Contract Manager Name	
Table of Contents Ref. #	

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	01/26/25	X		
2	Board	01/28/25	X		

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

AGENCY: MTA New York City Transit ("NYCT")
LESSEE: Hungry Angels Subs LLC ("Hungry Angels")
LOCATION: 6309-6311 18th Avenue, Unit 1, Brooklyn, NY
PREMISES: Street-level retail space measuring approximately +/- 1,600 rentable square feet of the interior portion of the Premises and +/- 270 rentable square feet of outdoor rear yard space for a total of +/- 1,870 rentable square feet
USE: Operation of a convenience store serving food prepared on premises
ACTION REQUESTED: Authorization to enter into a lease agreement
TERM: Ten (10) years and two (2) five (5) year extension options
COMPENSATION: Base Term Years 1-10: \$24,000.00 per annum
Extension Term Years 11-15: \$26,400.00 per annum
Extension Term Years 16-20: \$29,040 per annum

COMMENTS:

The Location was publicly offered via a Request for Proposals ("RFP") issued in March 2025 seeking a lease for a street level retail space at 6309-6311 18th Avenue, Brooklyn, located across the street from the 18th Avenue subway station headhouse on the Sea Beach Line. The Premises was previously occupied by Deck 18-6309 LLC which operated as a Dunkin' Donuts until they vacated the space. The Premises is considered a "City Account" space pursuant to the 1953 Master Lease with the City of New York, which means rent revenue is directed to the City of New York and not to NYCT. Given its location in the heart of the 18th Avenue retail corridor, activating the space with a long-term tenant benefits both subway passengers and the local community.

A rent credit for demolition of the interior in the amount of \$5,000 was offered as an incentive, and the RFP contemplated considering a longer term subject to the amount of proposed capital investment.

One proposal was received by the closing date of May 20, 2025, and the sole offer is summarized in the table below:

Proposer Name	Present Value (10 years) at 6%
Hungry Angels Subs LLC	\$176,642



Staff Summary

FINANCE COMMITTEE MEETING

LEASE AGREEMENT WITH HUNGRY ANGELS SUBS LLC AT 6309-6311 18TH AVENUE, BROOKLYN, NY (Cont'd)

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The principal is a newcomer to the New York City Transit system. He operates a café in Cortlandt Manor, New York, which he designed and built out, as well as a gas station in Lake Peekskill, New York. He is in the process of selling the café and intends to utilize the proceeds to fund the buildout of the Premises. A credit and background check indicated the principal has good credit and sufficient financial resources to successfully complete the required improvements and compensation obligations.

An independently obtained lease appraisal of the Premises by Goodman-Marks Associates, Inc. dated March 27, 2025 suggested an annual rent of \$80,000. While the fair market estimated by an independent appraisal for the space was higher than the base rent proposed. MTA Real Estate has determined that the transaction will yield to NYCT the fair market value, taking into account the immediate and continuing value of permanent improvements that the tenant will pay for and the fact that the Premises was competitively bid which serves as reliable evidence of the true fair market value of the space.

Based on the foregoing, MTA requests authorization to enter into a lease agreement with Hungry Angels Subs at the aforementioned terms and conditions.

Staff Summary



Metropolitan Transportation Authority

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Subject	LICENSE WITH TB GRANT HOUSING DEVELOPMENT FUND CORPORATION FOR A LANDSCAPED WALKWAY AT 581 GRANT AVENUE, BROOKLYN, NY
Department	REAL ESTATE
Department Head Name	DAVID FLORIO
Department Head Signature	
Project Manager Name	ARTURO ESPINOZA

Date	JANUARY 28, 2026
Vendor Name	
Contract Number	
Contract Manager Name	
Table of Contents Ref. #	

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

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

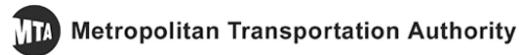
AGENCY: MTA New York City Transit ("NYCT")
 LICENSEE: TB Grant Housing Development Fund Corporation
 LOCATION: 581 Grant Avenue, Brooklyn, NY
 PREMISES: Located along the southern side of the Grant Avenue Station in Brooklyn, comprising of approximately 2,557 square feet ("Licensed Area")
 USE: Landscaped walkway to provide direct public access to the Grant Avenue Station
 ACTION REQUESTED: Authorization to enter into a license agreement
 TERM: Five (5) year initial term with one-year renewal term
 COMPENSATION: \$7.00 per square foot or \$17,889.00 per annum with 3% annual increases

COMMENTS:

Licensee is an affordable housing developer that has recently acquired the adjacent Lot 1 on Block 4223 from the City of New York, with the New York City Housing and Preservation Development ("HPD") as the lead agency. Lot 1 was formerly used as municipal parking lot operated by the NYC Department of Transportation. Licensee will be developing approximately 174 units of affordable housing, 10,326 gross sq. ft. of community facility uses, and 37,312 sq.ft. of outdoor space. The outdoor space includes a landscaped pathway which would allow both residents of the future housing development and residents located to the east to more easily cross through the development to access Grant Avenue to the west as well as Grant Avenue Station. While the Licensed Area is a small portion of the landscaped pathway, it would greatly enhance the width and overall design of the pedestrian path and environs.

The compensation offered by Licensee is within the range of the independent valuation obtained by MTA Real Estate. Pursuant to the MTA Real Estate's Policy and Procedures for Licensing of Real Property, Circumstance 2, no RFP is required if the market rental value of the space in question, using standard practices for determining such market value, is considered less than \$5,000 per year or less than \$10.00 per square foot, whichever is greater. Here, the per square foot amount is \$7.00 per square foot per annum based on market comps.

Staff Summary



FINANCE COMMITTEE MEETING

LICENSE WITH TB GRANT HOUSING DEVELOPMENT FUND CORPORATION FOR USE OF A PORTION OF NYCT PROPERTY FOR A PATHWAY AT 581 GRANT AVENUE, BROOKLYN, NY (Cont'd.)

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Based on the foregoing, MTA Real Estate requests authorization to enter into a license agreement on behalf of NYCT with the TB Grant Housing Development Fund Corporation, prepared in a form approved by MTA Legal, under the above-described terms and conditions.