



Metropolitan Transportation Authority

# January 2026

**MTA Board Action Items**



# MTA Board Meeting

Wednesday, 1/28/2026

8:30 AM - 1:00 PM ET

## 1. Public Comment Session

## 2. Executive Session

## 3. Chair's Update

## 4. Special Presentation

## 5. TBTA Committee - No Items

## 6. Joint Railroad Committee - No Items

## 7. New York City Transit Committee

### a. Procurement

*NYCT Procurements - Page 3*

## 8. Capital Program Committee

### a. Procurements

*C&D Procurement Actions - Page 12*

## 9. Audit Committee

### a. Actions

*2025 Year-End and Proposed 2026 Audit Plan - Audit Committee Presentation - Page 23*

#### i. Draft - MTA Consolidated Financial Statements Q3 2025 - Materials distributed separately

## 10. Committee on Finance

### a. MTA HQ Procurements

*MTAHQ Procurements (7) - Page 32*

### b. Real Estate Actions

*Real Estate Action Items - Page 39*

## 11. Board Meeting Minutes

*2025 December - Joint Board Meeting Minutes - Page 53*

# **New York City Transit Procurements**

**Louis Montanti**, MTA Deputy Chief Procurement Officer – Procurement Operations

## PROCUREMENTS

The Procurement Agenda this month includes 2 actions for a proposed estimated expenditure of \$24.4M.

<b>Subject</b> Request for Authorization to Award Various Procurements						January 22, 2026				
<b>Department</b> MTA Procurement						<b>Department</b>				
<b>Department Head Name</b> Lisette Camilo						<b>Department Head Name</b>				
<b>Department Head Signature</b>						<b>Department Head Signature</b>				
<b>Project Manager Name</b> Rose Davis						<b>Internal Approvals</b>				
<b>Board Action</b>										
<b>Order</b>	<b>To</b>	<b>Date</b>	<b>Approval</b>	<b>Info</b>	<b>Other</b>		<b>Approval</b>		<b>Approval</b>	
1	Committee	01/26/26					President NYCT		Pres. MTA Bus/SVP DOB	
2	Board	01/28/26				X	CFO	X	Subways	
						X	Law	X	Diversity/Civil Rights	
<b>Internal Approvals (cont.)</b>										
<b>Order</b>	<b>Approval</b>		<b>Order</b>	<b>Approval</b>		<b>Order</b>	<b>Approval</b>		<b>Order</b>	<b>Approval</b>

**PURPOSE**  
 To obtain approval of the Board to award various contracts and purchase orders, and to inform the NYC Transit Committee of these procurement actions.

**DISCUSSION**  
**NYC Transit proposes to award Noncompetitive Procurements in the following categories:**

<u>Procurements Requiring Majority Vote:</u>	<u># of</u> <u>Actions</u>	<u>\$ Amount</u>
Schedule H: Modifications to Personal/Miscellaneous Service Contracts	1	\$ 8.9M
<b>SUBTOTAL</b>	1	<b>\$ 8.9M</b>

**NYC Transit proposes to award Competitive Procurements in the following categories:**

<u>Procurements Requiring Majority Vote:</u>	<u># of</u> <u>Actions</u>	<u>\$ Amount</u>
Schedule H: Modifications to Personal/Miscellaneous Service Contracts	1	\$ 15.5M
<b>SUBTOTAL</b>	1	<b>\$ 15.5M</b>

**NYC Transit proposes to award Ratifications in the following categories: None**

<b>TOTAL</b>	<b>2</b>	<b>\$ 24.4M</b>
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**COMPETITIVE BIDDING REQUIREMENTS:** The procurement actions in Schedules A, B, C, and D are subject to the competitive bidding requirements of PAL 1209 or 1265-a relating to contracts for the purchase of goods or public work. Procurement actions in the remaining Schedules are not subject to these requirements.

**BUDGET IMPACT:** The purchases/contracts will result in obligating funds in the amounts listed. Funds are available in the current operating/capital budgets for this purpose.

**RECOMMENDATION:** That the purchases/contracts be approved as proposed. (Items are included in the resolution of approval at the beginning of the Procurement Section.)

## **BOARD RESOLUTION**

**WHEREAS**, in accordance with Sections 1265-a and 1209 of the Public Authorities Law and the All-Agency General Contract Procurement Guidelines, the Board authorizes the award of certain noncompetitive purchase and public work contracts, and the solicitation and award of requests for proposals regarding purchase and public work contracts; and

**WHEREAS**, in accordance with the All-Agency Service Contract Procurement Guidelines and General Contract Procurement Guidelines the Board authorizes the award of certain noncompetitive miscellaneous service and miscellaneous procurement contracts, certain change orders to purchase, public work, and miscellaneous service and miscellaneous procurement contracts, and

**WHEREAS**, in accordance with Section 2879 of the Public Authorities Law and the All-Agency Service Contract Procurement Guidelines, the Board authorizes the award of certain service contracts and certain change orders to service contracts.

NOW, the Board resolves as follows:

1. As to each purchase and public work contract set forth in annexed Schedule A, the Board declares competitive bidding to be impractical or inappropriate for the reasons specified therein and authorizes the execution of each such contract.

2. As to each request for proposals (for purchase and public work contracts) set forth in Schedule B for which authorization to solicit proposals is requested, for the reasons specified therein, the Board declares competitive bidding to be impractical or inappropriate, declares it is in the public interest to solicit competitive request for proposals, and authorizes the solicitation of such proposals.

3. As to each request for proposals (for purchase and public work contracts) set forth in Schedule C for which a recommendation is made to award the contract, the Board authorizes the execution of said contract.

4. As to each action set forth in Schedule D, the Board declares competitive bidding impractical or inappropriate for the reasons specified therein and ratifies each action for which ratification is requested.

5. The Board authorizes the execution of each of the following for which Board authorization is required: (i) the miscellaneous procurement contracts set forth in Schedule E; (ii) the personal service contracts set forth in Schedule F; (iii) the miscellaneous service contracts set forth in Schedule G; (iv) the modifications to personal/miscellaneous service contracts set forth in Schedule H; (v) the contract modifications to purchase and public work contracts set forth in Schedule I; and (vi) the modifications to miscellaneous procurement contracts set forth in Schedule J.

6. The Board ratifies each action taken set forth in Schedule K for which ratification is requested.

**JANUARY 2026****LIST OF NONCOMPETITIVE PROCUREMENTS FOR BOARD APPROVAL****Procurements Requiring Majority Vote:****H. Modification to Personal & Miscellaneous Service Contracts Awarded as Contracts for Services**  
(Staff Summaries required for items estimated to be greater than \$1,000,000.)

- |   |             |                               |
|---|-------------|-------------------------------|
| 1. Plasser American Corp.<br>Five Years<br>Contract # 6%32744.3   | \$8,957,322 | <i>Staff Summary Attached</i> |
| Modification to the contract for Ultrasonic Internal Rail Flaw Inspections in order to add funding to extend the expiration date for three years. |             |                               |

**Item Number: 1**

<b>Vendor Name (Location)</b> Plasser American Corp. (Chesapeake, Virginia)
<b>Description:</b> Ultrasonic Internal Rail Flaw Inspections
<b>Contract Term (including Options, if any)</b> November 1, 2017–January 31, 2026
<b>Option(s) included in Total Amount?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a
<b>Procurement Type</b> <input type="checkbox"/> Competitive <input checked="" type="checkbox"/> Noncompetitive
<b>Solicitation Type</b> <input type="checkbox"/> RFP <input type="checkbox"/> Bid <input checked="" type="checkbox"/> Other: Sole-Source
<b>Funding Source</b> <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Capital <input type="checkbox"/> Federal <input type="checkbox"/> Other:
<b>Requesting Department:</b> NYC Transit Department of Subways – Track Engineering Division

<b>Contract Number</b> 6%32744	<b>AWO/Mod. #</b> 3
<b>Original Amount:</b>	\$ 10,352,333
<b>Prior Modifications:</b>	\$ 7,849,087
<b>Prior Budgetary Increases:</b>	\$ 0
<b>Current Amount:</b>	\$ 18,201,421
<b>This Request:</b>	\$ 8,957,322 (estimated)
<b>% of This Request to Current Amount:</b>	49.2%
<b>% of Modifications (including This Request) to Original Amount:</b>	162.3%

**Discussion:**

NYC Transit requests MTA Board approval of a three-year extension to contract 6%32744 with Plasser American Corporation (“Plasser”) for Ultrasonic Internal Rail Flaw Inspections. This modification will extend the expiration date of the contract for three years (February 1, 2026–January 31, 2029) and add additional funding in the amount of \$8,957,322 in order to maintain uninterrupted service while new ultrasonic systems are installed on NYC Transit–owned and operated Track Geometry Cars (“TGCs”) under a separate contract to upgrade and overhaul the TGCs.

Under this contract, Plasser performs ultrasonic testing using equipment mounted to, and contained within, the TGC. Ultrasonic inspection is a function of ensuring track integrity by detecting potential flaws in rail by emitting specific high-frequency soundwaves into the rail and subsequently measuring how those soundwaves move. The analyzing of otherwise invisible flaws within the rail using this technology helps locate rails in need of replacement before a failure occurs. The data resulting from this continuous inspection process is then analyzed by Plasser staff and presented to Department of Subways personnel to assist in track maintenance and specifically rail replacement to ensure the track is safe for the operation of subway trains. The contract also includes maintenance and technical support of Plasser’s ultrasonic testing equipment on the TGCs.

All services provided by Plasser in this contract are performed by, and proprietary to, Plasser. Plasser is the only entity qualified to provide the support and services that NYC Transit requires for the current Ultrasonic systems installed on the TGC3 and TGC4 cars. Services under this contract include the provision of on-vehicle staff to operate the ultrasonic testing equipment, independent analysis staff embedded with NYC Transit staff to mutually interpret the data collected, as well as pricing for maintenance and as-needed repairs of equipment.

This contract has undergone two prior modifications that added 39 months, cybersecurity provisions, and funding in the amount of \$7,849,087. This Modification 3 will bring the contract amount to an estimated \$27,158,743.

Plasser originally submitted a proposal in the amount of \$10,353,832 for this modification. Through discussions with Procurement and the Cost/Price Unit, a unilateral price concession was made, reducing the price to \$8,957,322, a 13.4 percent reduction (savings of \$1,396,510); this represents an approximate 3 percent annual increase from the current pricing over the three-year extension period. The pricing offered by Plasser for this modification has been found to be fair and reasonable.

Contract 6%32744 is the assignment of Contract 6%19339, originally awarded pursuant to EO168 to DPR Ultrasonic Technologies, LLC (“DPR”) as a sole-source estimated quantity contract on November 1, 2017, and ratified by the December 2017 Board. The original contract was for a period of five years (through October 31, 2022) in the total estimated amount of \$10,352,334. DPR was purchased by Plasser in 2023, and the original contract was assigned to Plasser in October 2023. A new contract for ultrasonic testing services will be negotiated with Plasser and awarded during this extension period.

This contract has been evaluated to determine the necessity and appropriate scope, if any, of cybersecurity requirements, including any requirements under federal, state, and local law and regulations. Any applicable cybersecurity requirements, to the extent required, have been included in the terms and conditions of Modification 1.

Plasser has certified that pursuant to EO 16 it is not doing business in Russia.

**Impact on Funding**

This procurement action will utilize Operating funds.

**JANUARY 2026****LIST OF COMPETITIVE PROCUREMENTS FOR BOARD APPROVAL****Procurements Requiring Majority Vote:****H. Modification to Personal & Miscellaneous Service Contracts Awarded as Contracts for Services**  
(Staff Summaries required for items estimated to be greater than \$1,000,000.)

- |   |              |                               |
|---|--------------|-------------------------------|
| 1. C2K Partners<br>56 months<br>Contract # R84505.13  | \$15,453,911 | <i>Staff Summary Attached</i> |
| Modification to the contract for Post-Award Consulting Services in support of the R34211 Option 2 Subway Car Contract for the purchase of 435 additional subway cars. |              |                               |

**Item Number: 1**

<b>Vendor Name (Location)</b> C2K Partners (New York, New York)
<b>Description:</b> Post Award Consulting Services for the R211 Subway Car Contract
<b>Contract Term (including Options, if any)</b> March 1, 2018–September 30, 2028
<b>Option(s) included in Total Amount?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
<b>Procurement Type</b> <input checked="" type="checkbox"/> Competitive <input type="checkbox"/> Noncompetitive
<b>Solicitation Type</b> <input type="checkbox"/> RFP <input type="checkbox"/> Bid <input checked="" type="checkbox"/> Other: Modification
<b>Funding Source</b> <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Capital <input checked="" type="checkbox"/> Federal <input type="checkbox"/> Other:
<b>Requesting Department:</b> Department of Subways, William Amarosa Jr.

<b>Contract Number</b> R84505	<b>Modification #</b> 13
<b>Original Amount:</b>	\$62,623,706
<b>Prior Modifications:</b>	\$54,175,038
<b>Current Amount:</b>	\$116,798,744
<b>This Request:</b>	\$15,453,911
<b>% of This Request to Current Amount:</b>	13.23%
<b>% of Modifications (including This Request) to Original Amount:</b>	111.19%

**Discussion:**

NYC Transit is seeking Board approval to exercise Option 2 of the contract for Post-Award Consulting Services to C2K Partners (“C2K”) in support of the R34211 Option 2 Subway Car Contract, in the estimated amount of \$15,453,911. C2K, a joint venture comprised of LTK Engineering Services of New York LLC (“LTK”) and CH2M Hill New York, Inc. (“CH2M”), will provide consulting services support for the purchase of 435 additional subway cars under the previously Board-approved Option 2 Subway Car Contract. The term of this Option period is 56 months (February 1, 2026–September 30, 2030).

On August 26, 2024, Jacobs Civil Consultants Inc. (“Jacobs”) became the successor to CH2M’s joint venture interest in C2K upon its assignment to Jacobs. On that same date, Hatch Associates Consultants Inc. (“Hatch”) became the successor to LTK’s joint venture interest in C2K upon its assignment to Hatch.

The award to Kawasaki Rail Car Inc. for the R34211 Base Car Contract was approved by the Board in January 2018, with two Options, each requiring Board approval prior to being exercised. This contract includes the design, manufacturing, and delivery of 440 closed-end cars (R211A) and 20 open-gangway cars (R211T) for NYC Transit’s “B” Division, and 75 cars (R211S) for Staten Island Railway. The R34211 Option 1 Car Contract, approved by the Board in November 2022, was for the purchase of 640 closed-end cars (R211A), also for NYC Transit’s “B” Division. The R34211 Option 2 is for the purchase of 435 cars and consists of 355 closed-end cars (R211A) and 80 open-gangway cars (R211T) for “B” Division.

Based on a competitive Request for Proposals (“RFP”) solicitation, and after obtaining Board approval, the base contract (R84505) for consulting services was awarded to C2K on March 1, 2018, in the amount of \$62,623,706, for a term of eight and a half years. Support services under this contract include project management, quality management, and negotiation support. The scope of the C2K contract also includes providing NYC Transit with the following support: (1) industrial design, car mock-up reviews, and on-site engineering reviews; (2) Buy America and U.S. Employment Plan audits; (3) various inspection services including first article inspection, pre-shipment inspection, on-site inspection; and (4) testing services.

Including the modification for Option 1 car contract, there have been 13 additional modifications to this contract to: (1) incorporate certain discounts on travel expenses; (2) address a cost reduction; (3) adjust the overhead rate of one of the subconsultants; (4) provide additional consulting support for procurement activities for the R211 Option 1 negotiations with Kawasaki Rail Car Inc.; (5) provide other administrative functions in support of the R34211 contract; (6) provide additional engineering support to ensure adequate staffing for NYC Transit’s management of the R34211 Contract; (7) add a new subconsultant; (8) add Cybersecurity Terms and Conditions, and Requirements for C2K’s Document Management System; (9) exercise Option 1 consultant services to support Option 1 Car Contract (approved by the Board in April 2023 in the amount of \$23,664,468); (10) adjust the overhead rates of C2K and its subcontractors for 2023; (11) modify rules of travel expenses; (12) adjust the overhead rates of C2K and its subcontractors for 2024; and (13) adjust the overhead rates of C2K and its subcontractors for 2025. The total value of the executed modifications is \$54,175,038.

The consulting services to be provided specifically for Option 2 will primarily cover inspection and testing, and other engineering support for the project.

C2K submitted its proposal of \$15,904,046 based on the estimated labor rate adjustments calculated in accordance with a price index formula set forth in the R84505 Contract, as well as the adjusted overhead rates and travel expenses. Negotiations resulted in the final price of \$15,453,911, which represents a reduction of \$450,135. Procurement and NYC Transit’s Cost Price Analysis Unit have determined the price to be fair and reasonable.

In Option 2, NYC Transit will introduce into the contract a Performance Evaluation Program. The program will be based on C2K's performance and evaluated semiannually. C2K will be measured against four key categories: (1) Project Management; (2) Engineering Support; (3) Procurement Support; and (4) Inspection and Testing Support. The consultant will receive a rating against each category during the assessment period. Once the performance score for each category has been calculated, C2K will receive a final overall score. If the overall score is deemed very good or exceptional, the consultant will receive a 1–2 percent incentive payment, respectively. However, if C2K receives a satisfactory or marginal score, no incentive is applied.

In connection with a previous contract awarded to Jacobs, Jacobs was found to be responsible notwithstanding significant adverse information ("SAI") pursuant to the All-Agency Responsibility Guidelines and such responsibility finding was approved by the MTA Chief Administrative Officer with the concurrence of the MTA General Counsel in April 2024. No new SAI has been found relating to Jacobs and Jacobs has been found to be responsible.

Based on the current vendor performance evaluation completed by the Program Management Office, it is determined that C2K has the experience, technical capability, resources, and facilities to perform the work required.

The contract resulting from this procurement action has been evaluated to determine the necessity and appropriate cybersecurity requirements, including any requirements under federal, state, and local law regulations. The Authority is working with the consultant to include applicable cybersecurity requirements prior to the execution of this option.

The Controller's Office has performed a financial analysis and based on the criteria used, there is reasonable assurance that C2K Partners (the incumbent) is financially qualified to perform under this Option.

C2K has certified pursuant to EO 16 that it is not doing business in Russia.

**M/W/DBE Information**

The MTA Department of Diversity of Civil Rights has assigned goals of 20 percent DBE. C2K Partners has submitted a utilization plan to achieve the assigned DBE goals. C2K's DBE performance has been assessed, and it complies with the goals.

**Impact on Funding**

This option is funded with local funds from the 2020–2024 Capital Program.

## **Contracts Department**

**Evan Eisland, Executive Vice President and General Counsel**

### **PROCUREMENT PACKAGE JANUARY 2026**

### PROCUREMENTS

The Procurement Agenda this month includes 4 actions for a proposed expenditure of \$ 7M.

# Staff Summary

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<b>Subject</b> Request Authorization for Several Procurement Actions					
<b>Contracts Department</b>					
Evan Eisland, Executive Vice President and General Counsel					
<b>Board Action</b>					
<b>Order</b>	<b>To</b>	<b>Date</b>	<b>Approval</b>	<b>Info</b>	<b>Other</b>
1	Capital Program Committee	1/26/26	X		
2	Board	1/28/26	X		

<b>Date:</b> January 22, 2026			
<b>Internal Approvals</b>			
	<b>Approval</b>		<b>Approval</b>
X	Deputy Chief Development Officer, Delivery	X	President
X	Deputy Chief Development Officer, Development	X	Executive Vice President & General Counsel

## Purpose

To obtain the approval of the Board to award several procurement actions and to inform the Capital Program Committee of these procurement actions.

## Discussion

MTA Construction & Development proposes to award Competitive Procurements in the following categories:

<u>Schedules Requiring Majority Vote</u>		<u># of Actions</u>	<u>\$</u>	<u>Amount</u>
I. Modifications to Purchase and Public Work Contracts		1	\$	1,335,000
	<b>SUBTOTAL</b>	1	\$	1,335,000

MTA Construction & Development proposes to award Non-competitive Procurements in the following categories:

<u>Schedules Requiring Majority Vote</u>		<u># of Actions</u>	<u>\$</u>	<u>Amount</u>
I. Modifications to Purchase and Public Work Contracts		1	\$	1,200,000
	<b>SUBTOTAL</b>	1	\$	1,200,000

MTA Construction & Development proposes to ratify awards in the following category:

<u>Schedules Requiring Majority Vote</u>		<u># of Actions</u>	<u>\$</u>	<u>Amount</u>
K. Ratification of Completed Procurement Actions		2	\$	4,550,426
	<b>SUBTOTAL</b>	2	\$	4,550,426
	<b>TOTAL</b>	<b>4</b>	<b>\$</b>	<b>7,085,426</b>

## Budget Impact

The approval of these procurement actions will obligate capital and operating funds in the amounts listed. Funds are available in the capital program and operating budgets for this purpose.

## Recommendation

That the procurement actions be approved as proposed. (The items are included in the resolution of approval at the beginning of the Procurement Section.)

**MTA Construction & Development**

**BOARD RESOLUTION**

**WHEREAS**, in accordance with Sections 559, 2879, 1209 and 1265-a of the Public Authorities Law and the All Agency General Contract Procurement Guidelines, the Board authorizes the award of certain non-competitive purchase and public works contracts, and the solicitation and award of request for proposals in regard to purchase and public work contracts; and

**WHEREAS**, in accordance with the All Agency Service Contract Procurement Guidelines and the All Agency General Contract Procurement Guidelines, the Board authorizes the award of certain non-competitive miscellaneous service and miscellaneous procurement contracts, certain change orders to purchase, public work, and miscellaneous service and miscellaneous procurement contracts; and

**WHEREAS**, in accordance with Section 2879 of the Public Authorities Law and the All-Agency Guidelines for Procurement of Services, the Board authorizes the award of certain service contracts and certain change orders to service contracts.

NOW, the Board resolves as follows:

1. As to each purchase and public work contract set forth in annexed Schedule A, the Board declares competitive bidding to be impractical or inappropriate for the reasons specified therein and authorizes the execution of each such contract.
2. As to each request for proposals (for purchase and public work contracts) set forth in Schedule B for which authorization to solicit proposals is requested, for the reasons specified therein, the Board declares competitive bidding to be impractical or inappropriate, declares it is in the public interest to solicit competitive request for proposals and authorizes the solicitation of such proposals.
3. As to each request for proposals (for purchase and public work contracts set forth in Schedule C for which a recommendation is made to award the contract), the Board authorizes the execution of said contract.
4. As to each action set forth in Schedule D, the Board declares competitive bidding impractical or inappropriate for the reasons specified therein, and ratifies each action for which ratification is requested.
5. The Board authorizes the execution of each of the following for which Board authorization is required: i) the miscellaneous procurement contracts set forth in Schedule E; ii) the personal service contracts set forth in Schedule F; iii) the miscellaneous service contracts set forth in Schedule G; iv) the modifications to personal/miscellaneous service contracts set forth in Schedule H; v) the contract modifications to purchase and public work contracts set forth in Schedule I; vi) the modifications to miscellaneous procurement contracts set forth in Schedule J.
6. The Board ratifies each action taken set forth in Schedule K for which ratification is requested.

**JANUARY 2026**

**LIST OF COMPETITIVE PROCUREMENTS FOR BOARD APPROVAL**

**Procurements Requiring Majority Vote:**

**Schedule I. Modifications to Purchase and Public Work Contracts**

(Staff Summaries required for individual change orders greater than \$1M. Approval required for change orders greater than 10% of the original contract amount or duration.)

- |    |   |                    |                                      |
|----|---|--------------------|--------------------------------------|
| 1. | <b>Judlau Contracting, Inc.<br/>Contract No. A46026</b> | <b>\$1,335,000</b> | <b><u>Staff Summary Attached</u></b> |
|----|---|--------------------|--------------------------------------|

MTA Construction and Development requests Board approval of a modification for the demolition of two decommissioned circuit breaker houses.

# Staff Summary

## Schedule I: Modifications to Purchase and Public Work Contracts

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Item Number: **1**

<b>Vendor Name (&amp; Location)</b> Judlau Contracting, Inc. (East Elmhurst New York)	
<b>Description</b> Repairs at Five Stations on the Flushing Line, in the Borough of Queens	
<b>Contract Term (including Options, if any)</b> January 3, 2023 – October 20, 2026	
<b>Option(s) included in Total Amount?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <u>n/a</u>	
<b>Procurement Type</b> <input checked="" type="checkbox"/> Competitive <input type="checkbox"/> Non-competitive	
<b>Solicitation Type</b> <input type="checkbox"/> RFP <input type="checkbox"/> Bid <input checked="" type="checkbox"/> Other: Modification	
<b>Funding Source</b> <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Capital <input type="checkbox"/> Federal <input type="checkbox"/> Other:	
<b>Requesting Dept/Div &amp; Dept/Div Head Name:</b> Delivery, Mark Roche, Deputy Chief Development Officer	

Contract Number	AWO/Modification #
A46026	38
<b>Original Amount:</b>	\$ 216,982,730
<b>Prior Modifications:</b>	\$ 22,432,837.53
<b>Prior Budgetary Increases:</b>	\$ 29,267,379.44
<b>Current Amount:</b>	\$ 239,415,567.53
<b>This Request</b>	<b>\$ 1,335,000.00</b>
<b>% of This Request to Current Amount:</b>	0.62%
<b>% of Modifications (including This Request) to Original Amount:</b>	10.95%

### DISCUSSION:

Contract A46026 is for state of good repair improvements at five stations on New York City Transit's Flushing Line in Queens and includes the repair and/or replacement of structural steel, platform reconstruction, and other state of good repair work. MTA Construction and Development requests Board approval of a modification to add the demolition of two decommissioned Circuit Breakers Houses ("CBHs").

This Modification is part of an effort to remove decommissioned structures from the MTA transit system. Various structures throughout the transit system have been abandoned for various reasons. These structures create a vulnerability in the system for fires, vandalism, and falling debris which may affect train service and the safety of employees and the public. As part of this effort, CBH 9, located at Van Dam Street and Jackson Avenue, and CBH 14, located at Van Dam Street and Queens Boulevard, have been identified for demolition. Both CBHs were decommissioned in the early 2000s after their functions were transferred to new CBHs nearby. This Contract was selected for this work due to the proximity of the CBHs to the 52<sup>nd</sup> Street Station on the Flushing Line for which the Contractor is already mobilized and performing station repair work. Additionally, there will be opportunities to perform this demolition work during scheduled service outages.

The Work consists of lead and asbestos abatement, demolition and removal of the structures, scraping and painting the steel framing exposed by the removal of the CBHs, and installation of a new metal railing.

The contractor submitted its proposal of \$1,771,306.56 for this work. Negotiations yielded an agreed upon price of \$1,335,000, which is considered fair and reasonable.

**JANUARY 2026**

**LIST OF NON-COMPETITIVE PROCUREMENTS FOR BOARD APPROVAL**

**Procurements Requiring Majority Vote:**

**Schedule I. Modifications to Purchase and Public Work Contracts**

(Staff Summaries required for individual change orders greater than \$1M. Approval required for change orders greater than 10% of the original contract amount or duration.)

- |    |   |                    |                                      |
|----|---|--------------------|--------------------------------------|
| 2. | <b>Mitsubishi Electric Power Products, Inc.</b> | <b>\$1,200,000</b> | <b><u>Staff Summary Attached</u></b> |
|    | <b>Contract No. S48017</b>                      |                    |                                      |

MTA Construction and Development requests Board approval of a modification to perform software upgrades to the Communications Based Train Control system so that it complies with MTA's updated Interoperability Interface Specification.

# Staff Summary

## Schedule I: Modifications to Purchase and Public Work Contracts

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Item Number: **2**

<b>Vendor Name (&amp; Location)</b> Mitsubishi Electric Power Products, Inc. (Freedom Pennsylvania)	
<b>Description</b> CBTC Equipment for the Queens Boulevard East Line	
<b>Contract Term (including Options, if any)</b> January 3, 2022 – July 10, 2026	
<b>Option(s) included in Total Amount?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a	
<b>Procurement Type</b> <input type="checkbox"/> Competitive <input checked="" type="checkbox"/> Non-competitive	
<b>Solicitation Type</b> <input type="checkbox"/> RFP <input type="checkbox"/> Bid <input checked="" type="checkbox"/> Other: Modification	
<b>Funding Source</b> <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Capital <input type="checkbox"/> Federal <input type="checkbox"/> Other:	
<b>Requesting Dept/Div &amp; Dept/Div Head Name:</b> Delivery, Mark Roche, Deputy Chief Development Officer	

Contract Number	AWO/Modification #
S48017	8
<b>Original Amount:</b>	\$ 62,653,936
<b>Prior Modifications:</b>	\$ 2,816,560
<b>Prior Budgetary Increases:</b>	\$ 0
<b>Current Amount:</b>	\$ 65,470,496
<b>This Request:</b>	\$ <b>1,200,000</b>
<b>% of This Request to Current Amount:</b>	1.83%
<b>% of Modifications (including This Request) to Original Amount:</b>	6.41%

### DISCUSSION:

Contract S-48017 requires Mitsubishi Electric Power Products, Inc. ("Mitsubishi") to design, furnish, test and commission wayside Communication Based Train Control ("CBTC") equipment on the Queens Boulevard East Line, replacing the existing fixed-block signaling system. MTA Construction and Development requests Board approval of a modification to perform software upgrades to the CBTC system so that it complies with MTA's updated CBTC Interoperability Interface Specification ("I2S").

The Contract requires Mitsubishi's CBTC system to comply with the version of the I2S in effect at Contract award to ensure interoperability between the various CBTC systems installed on different lines across the subway system. Since award, MTA, in coordination with its CBTC vendors, has updated the I2S to resolve ambiguities, address operational needs, and add functions required for enhanced system-wide safety and compatibility. This modification requires Mitsubishi to implement software changes addressing 23 updates or clarifications to the I2S that have been issued since Contract award that will reduce the separation between trains, speed up train turnaround times, improve the management of traffic direction changes, implement better collision prevention protocols, improve information available for maintenance activities and enable a reduction of wayside equipment for future CBTC installations.

Mitsubishi submitted a proposal of \$1,489,259.72 for this work. Following negotiations, the parties agreed to a final lump-sum price of \$1,200,000, which is considered fair and reasonable. This modification will not affect the Contract Schedule.

**JANUARY 2026**

**LIST OF RATIFICATIONS FOR BOARD APPROVAL**

**Procurements Requiring Majority Vote:**

**Schedule K. Ratification of Completed Procurement Actions (Involving Schedule E – J)**

(Staff Summaries required for all items requiring Board approval)

- |           |  |                  |                                      |
|-----------|--|------------------|--------------------------------------|
| <b>3.</b> | <b>RK Contracting Inc.<br/>Contract No. 6513</b> | <b>\$550,426</b> | <b><u>Staff Summary Attached</u></b> |
|-----------|--|------------------|--------------------------------------|

MTA Construction and Development requests Board ratification of a modification compensating the contractor for added work necessitated by unanticipated site conditions and extending the Contract's Substantial Completion date by 161 calendar days, from October 21, 2024 to March 31, 2025.

- |           |  |                    |                                      |
|-----------|--|--------------------|--------------------------------------|
| <b>4.</b> | <b>Hitachi Rail GTS USA Inc.<br/>Contract No. S48013-2</b> | <b>\$4,000,000</b> | <b><u>Staff Summary Attached</u></b> |
|-----------|--|--------------------|--------------------------------------|

MTA Construction and Development requests Board ratification of a modification to resolve the contractor's claim for delay caused by delays in the production of new R211 subway cars.

# Staff Summary

## Schedule K: Ratification of Completed Procurement Actions

Page 1 of 1

Item Number: 3

<b>Vendor Name (&amp; Location)</b> RK Contracting Inc. (Syosset New York)	
<b>Description</b> Bethpage Facility Improvements - HVAC System (SBMP – Tier 2)	
<b>Contract Term (including Options, if any)</b> December 26, 2023 – October 21, 2024	
<b>Option(s) included in Total Amount?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a	
<b>Procurement Type</b> <input checked="" type="checkbox"/> Competitive <input type="checkbox"/> Non-competitive	
<b>Solicitation Type</b> <input type="checkbox"/> RFP <input type="checkbox"/> Bid <input checked="" type="checkbox"/> Other: Modification	
<b>Funding Source</b> <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Capital <input type="checkbox"/> Federal <input type="checkbox"/> Other:	
<b>Requesting Dept/Div &amp; Dept/Div Head Name:</b> Delivery, Mark Roche, Deputy Chief Development Officer	

Contract Number	AWO/Modification #
6513	3
<b>Original Amount:</b>	
	\$ 4,950,000
<b>Prior Modifications:</b>	
	\$ 194,656
<b>Prior Budgetary Increases:</b>	
	\$ 497,582
<b>Current Amount:</b>	
	\$ 5,144,656
<b>This Request:</b>	
	\$ <b>550,426</b>
<b>% of This Request to Current Amount:</b>	
	10.7%
<b>% of Modifications (including This Request) to Original Amount:</b>	
	11.1%

### DISCUSSION:

Small Business Mentoring Program Contract No. 6513 ("Contract") is for improvements to the heating, ventilation and air conditioning ("HVAC") system at Long Island Railroad's Bethpage Employee Facility. The Contract requires the furnishing and installation of a new HVAC system within the fit-out warehouse portion of the new Bethpage Employee Facility. MTA Construction and Development ("C&D") requests Board ratification of a modification compensating the contractor for added work necessitated by unanticipated site conditions and extending the Contract's Substantial Completion date by 161 calendar days, from October 21, 2024, to March 31, 2025.

This modification principally addresses the cost and delay associated with the removal and reinstallation of HVAC equipment, ductwork, and piping that was found to interfere with the clearances and structural mounting necessary for the installation of a fire suppression system under a later awarded contract and the rerouting of gas piping that prevented access for routine maintenance to the existing electrical junction box. In addition, the concrete pads for the HVAC equipment were not adequate for the size, weight and required clearances of all of the equipment and needed to be replaced. Finally, the contractor was directed to perform additional fire caulking at eight duct penetrations and to install additional structural support for exterior masonry wall duct openings when it was found that the original design was not compliant with safety standards. This matter is being reviewed for design errors and omissions and claims for such errors and omissions will be pursued as determined appropriate.

Work under this Contract is complete and Substantial Completion was declared on September 5, 2025. The delay in Substantial Completion from March 31, 2025, to September 5, 2025, will be addressed in a separate modification that is being negotiated. This modification includes an excusable and compensable time extension of 161 calendar days extending the Substantial Completion date from October 21, 2024, to March 31, 2025.

On May 21, 2025, the Contractor submitted a proposal in the amount of \$577,312, inclusive of both direct costs and impact costs for the 161-day time extension. Negotiations yielded a total agreed cost of \$550,426 which is considered fair and reasonable. This modification is being presented to the Board pursuant to Article 8 of the All-Agency General Contract Procurement Guidelines because it increases the total contract price by more than ten percent of the original value.

# Staff Summary

## Schedule K: Ratification of Completed Procurement Actions

Page 1 of 1

Item Number: 4

<b>Vendor Name (&amp; Location)</b> Hitachi Rail GTS USA Inc. (New York New York)	
<b>Description</b> R211 Carborne Equipment for the CBTC 8 <sup>th</sup> Avenue Line	
<b>Contract Term (including Options, if any)</b> March 27, 2019 – May 25, 2028	
<b>Option(s) included in Total Amount?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	
<b>Procurement Type</b> <input checked="" type="checkbox"/> Competitive <input type="checkbox"/> Non-competitive	
<b>Solicitation Type</b> <input type="checkbox"/> RFP <input type="checkbox"/> Bid <input checked="" type="checkbox"/> Other: Modification	
<b>Funding Source</b> <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Capital <input type="checkbox"/> Federal <input type="checkbox"/> Other:	
<b>Requesting Dept/Div &amp; Dept/Div Head Name:</b> Delivery, Mark Roche, Deputy Chief Development Officer	

Contract Number	AWO/Modification #
S48013-2	12
Original Amount: (including options)	\$ 47,174,567
Prior Modifications:	\$ 51,338,000
Prior Budgetary Increases:	\$ 0
Current Amount:	\$ 98,512,567
This Request:	\$ 4,000,000
% of This Request to Current Amount:	4%
% of Modifications (including This Request) to Original Amount:	117%

### DISCUSSION:

Contract S48013-2 (the “Contract”) provides carborne Communication-Based Train Control (“CBTC”) equipment for the MTA’s R211 subway car fleet. MTA Construction & Development (“C&D”) requests Board ratification of a modification to resolve Hitachi’s claim for schedule delays caused by delays in the production of the R211 subway cars.

Under the Contract, Hitachi is responsible for designing, furnishing, supporting installation, and testing CBTC carborne equipment on R211 cars. The Contract includes a base scope and two options, covering a total of 309 R211 train units. The Hitachi-provided carborne equipment enables R211 trains to operate on CBTC-equipped lines, including the Crosstown, Culver, Eighth Avenue, Queens Boulevard, Canarsie, and Flushing lines.

The Contract required Hitachi to deliver its equipment to the car manufacturer and support installation and post-installation testing. While Hitachi delivered the CBTC equipment on-time, it could not be installed because of delays in the production of the R211 cars. Delivery of the R211 trains under the base Contract was expected by February 2022 but was completed in March 2024. Option 1 delivery completion was scheduled for May 2024 but is now projected for July 2026. Option 2 delivery was scheduled for April 2026 but is now projected for July 2027.

As a result of these delays, Hitachi submitted a claim for time extensions to the various Contract milestones and associated impact costs totaling \$8,029,193. Following analysis of Hitachi’s claim and negotiations, C&D and Hitachi agreed to a \$4,000,000 price increase attributable to increased wages, extended field office expenses, costs to keep the work site open, and extended insurance and bonding due to an extension of the project Work through May 25, 2028, which is considered fair and reasonable. In addition to the increased Contract Price this modification also revises the interim milestones to reflect the revised forecasted dates listed above.

# MTA Audit Services

2025 Year End Status  
and  
2026 Proposed Audit Plan

January 26, 2026



# 2025 Audit Plan Status

## 2025 Financial/Operational/Technology Audits Overview

▪ Projects Completed	80
▪ Findings with Recommendations	266
▪ Savings/Cost Efficiencies	\$11.5M

Financial/Operational/Technology	Cost Saving/Avoidance
▪ Employee Offboarding	\$2.4M
▪ Health Benefits	\$2.3M
▪ IT Assets/Mobile Devices	\$1.9M
▪ Operating Contract (Homeless Services)	\$1.6M

# 2025 Audit Plan Status

## Contracts Completed 830 Projects

▪ Pre-Award	7
▪ Overhead Reviews	614
▪ Contract Close Outs	102
▪ Claims	2
▪ EAO Audits	105

## Dollars

▪ Amount Audited	\$165.2M
▪ Questioned Costs	\$11.9M

## Capital Contracts

- Pre-Award Overhead Reviews (A/E Consultants)
- Interim & Final Cost Audits
- Cost Proposals (RFP's & AWO's)
- Impact Cost Claim Reviews

## Cost Savings/Avoidance

\$1.5M
\$4.2M
\$3.8M
\$2.5M

# 2025 Superstorm Sandy Audit Unit

## Recovery Oversight Audits (Cumulative since 2013)

- Total Grant Expenditures      \$4.5 Billion
- Costs Audited                      \$586 Million
- Projects/Recommendations    169/445
- Follow-up Audits Completed    13
- Total Cost Adjustments          \$66.6 Million

# 2025 Pension Support Program

## Quality Assurance Results

• Pension files reviewed	1,620
• Errors with No Financial Impact	187
• Errors Identified with Financial Impact	76
• Total financial impact	\$1.66M

# Railroad On Board Audits- 2025

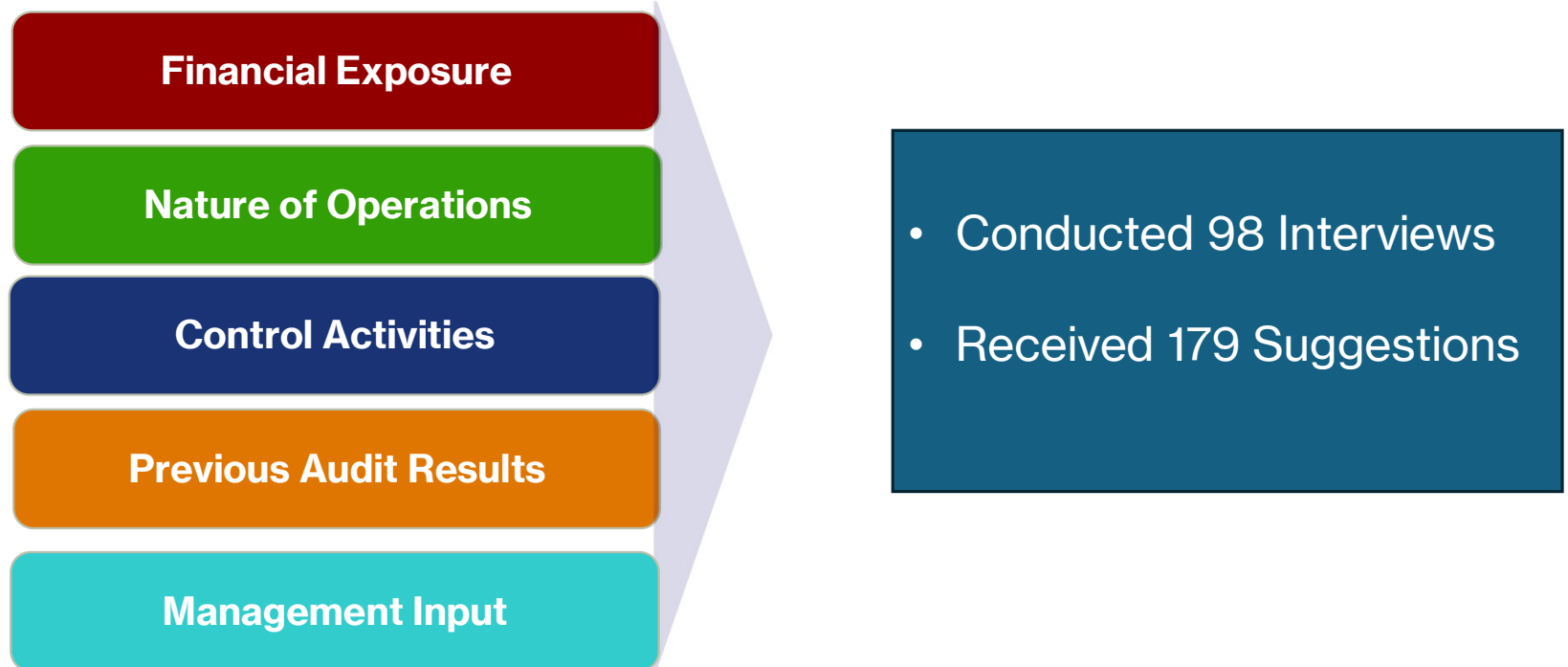
## **LIRR:**

- 3,106 rides performed
- 236 anomalies

## **MNR:**

- 3,154 rides performed
- 161 anomalies

# Factors Used for Audit Planning

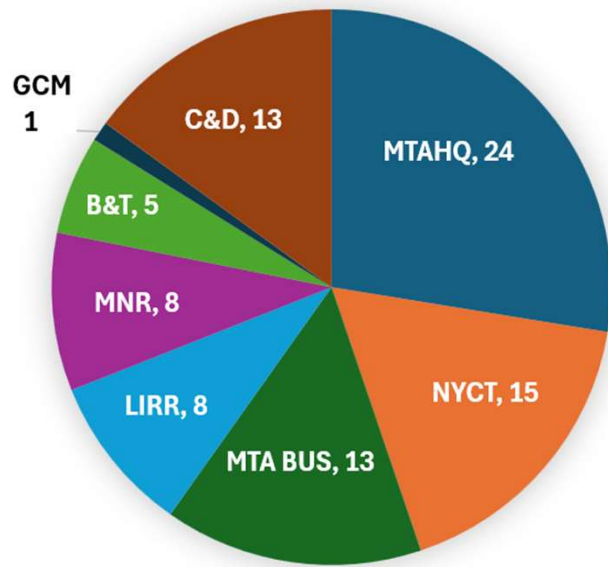


# 2026 Audit Strategy

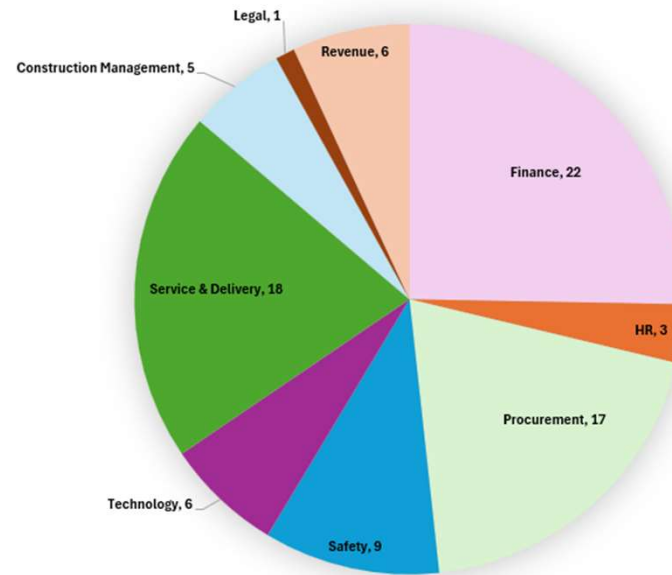
- **Risk based, targeted audits**
- **Track major milestones**
- **Feedback from colleagues**
- **Public concerns**

# 2026 Audit Plan

## Totals by Agency



## Totals by Area





## MTA Headquarters Procurements

**Lisette Camilo**, Chief Administrative Officer/Interim Chief Procurement Officer

## PROCUREMENTS

The Procurement Agenda this month includes 1 action for a proposed estimated expenditure of \$5.7M.

<b>Subject</b> Request for Authorization to Award Various Procurements						January 21, 2026			
<b>Department</b> MTA Procurement						<b>Department</b>			
<b>Department Head Name</b> Lisette Camilo						<b>Department Head Name</b>			
<b>Department Head Signature</b> <i>Lisette Camilo</i>						<b>Department Head Signature</b>			
<b>Project Manager Name</b> Rose Davis						<b>Internal Approvals</b>			
<b>Board Action</b>									
<b>Order</b>	<b>To</b>	<b>Date</b>	<b>Approval</b>	<b>Info</b>	<b>Other</b>		<b>Approval</b>		<b>Approval</b>
1	Committee	01/26/26					CAO		
2	Board	01/28/26					Legal		
							CFO		
<b>Internal Approvals (cont.)</b>									
<b>Order</b>	<b>Approval</b>	<b>Order</b>	<b>Approval</b>	<b>Order</b>	<b>Approval</b>	<b>Order</b>	<b>Approval</b>	<b>Order</b>	<b>Approval</b>

**PURPOSE**  
To obtain approval of the Board to award various contracts and purchase orders, and to inform the MTA Headquarters Committee of these procurement actions.

**DISCUSSION**  
**MTA Headquarters proposes to award Noncompetitive procurements in the following categories: None**

**MTA Headquarters proposes to award Competitive procurements in the following categories:**

Schedules Requiring Majority Vote:	# of Actions	\$ Amount
Schedule F: Personal Service Contracts	1	\$ 5.7 M

**MTA Headquarters proposes to award Ratifications in the following categories: None**

<b>TOTAL</b>	<b>\$ 5.7 M</b>
--------------	-----------------

**COMPETITIVE BIDDING REQUIREMENTS:** The procurement actions in Schedules A, B, C, and D are subject to the competitive bidding requirements of PAL 1209 or 1265-a relating to contracts for the purchase of goods or public work. Procurement actions in the remaining Schedules are not subject to these requirements.

**BUDGET IMPACT:** The purchases/contracts will result in obligating funds in the amounts listed. Funds are available in the current operating/capital budgets for this purpose.

**RECOMMENDATION:** That the purchases/contracts be approved as proposed. (Items are included in the resolution of approval at the beginning of the Procurement Section.)

## **BOARD RESOLUTION**

**WHEREAS**, in accordance with Sections 1265-a and 1209 of the Public Authorities Law and the All-Agency General Contract Procurement Guidelines, the Board authorizes the award of certain noncompetitive purchase and public work contracts, and the solicitation and award of requests for proposals regarding purchase and public work contracts; and

**WHEREAS**, in accordance with the All-Agency Service Contract Procurement Guidelines and General Contract Procurement Guidelines the Board authorizes the award of certain noncompetitive miscellaneous service and miscellaneous procurement contracts, certain change orders to purchase, public work, and miscellaneous service and miscellaneous procurement contracts, and

**WHEREAS**, in accordance with Section 2879 of the Public Authorities Law and the All-Agency Service Contract Procurement Guidelines, the Board authorizes the award of certain service contracts and certain change orders to service contracts.

NOW, the Board resolves as follows:

1. As to each purchase and public work contract set forth in annexed Schedule A, the Board declares competitive bidding to be impractical or inappropriate for the reasons specified therein and authorizes the execution of each such contract.

2. As to each request for proposals (for purchase and public work contracts) set forth in Schedule B for which authorization to solicit proposals is requested, for the reasons specified therein, the Board declares competitive bidding to be impractical or inappropriate, declares it is in the public interest to solicit competitive request for proposals, and authorizes the solicitation of such proposals.

3. As to each request for proposals (for purchase and public work contracts) set forth in Schedule C for which a recommendation is made to award the contract, the Board authorizes the execution of said contract.

4. As to each action set forth in Schedule D, the Board declares competitive bidding impractical or inappropriate for the reasons specified therein and ratifies each action for which ratification is requested.

5. The Board authorizes the execution of each of the following for which Board authorization is required: (i) the miscellaneous procurement contracts set forth in Schedule E; (ii) the personal service contracts set forth in Schedule F; (iii) the miscellaneous service contracts set forth in Schedule G; (iv) the modifications to personal/miscellaneous service contracts set forth in Schedule H; (v) the contract modifications to purchase and public work contracts set forth in Schedule I; and (vi) the modifications to miscellaneous procurement contracts set forth in Schedule J.

6. The Board ratifies each action taken set forth in Schedule K for which ratification is requested.

**JANUARY 2026****LIST OF COMPETITIVE PROCUREMENTS FOR BOARD APPROVAL****Procurements Requiring Majority Vote:****F. Personal Service Contracts**

(Staff Summaries required for items estimated to be greater than \$1,000,000.)

- |  |                                    |                                      |
|--|------------------------------------|--------------------------------------|
| 1. <b>Multiple Vendors</b><br><b>60 Months</b><br><b>Master Contract ID # 0000016329</b> | <b>\$5,700,000 (Not to Exceed)</b> | <b><i>Staff Summary Attached</i></b> |
|--|------------------------------------|--------------------------------------|

Contract award to eight vendors for the provision of a full range of market research services on an as-needed basis.

<b>Item Number: 1</b>			
<b>Department, Department Head Name:</b>			
Customer & Market Research, Jon Kaufman, Tatyana Levina			
<b>Internal Approvals</b>			
<b>Order</b>	<b>Approval</b>	<b>Order</b>	<b>Approval</b>
1	Procurement		
2	Legal		
3	DDCR		
4	CFO		

<b>SUMMARY INFORMATION</b>	
<b>Vendor Name</b>	<b>Contract No.</b>
Various (8 Vendors)	(Various, Retainer)
	Master Contract ID 0000016329
<b>Description:</b>	
Full-Service Market Research Retainer Contracts	
<b>Total Amount:</b>	
Not-To-Exceed \$5,700,000	
<b>Contract Term (including Options, if any)</b>	
March 1, 2026–February 28, 2031	
<b>Option(s) included in Total Amount?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Renewal?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Procurement Type</b>	
<input checked="" type="checkbox"/> Competitive <input type="checkbox"/> Noncompetitive	
<b>Solicitation Type</b>	
<input checked="" type="checkbox"/> RFP <input type="checkbox"/> Bid <input type="checkbox"/> Other:	
<b>Funding Source</b>	
<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Capital <input type="checkbox"/> Federal <input type="checkbox"/> Other:	

## Purpose

Board approval is sought to award eight competitively negotiated all-agency personal services contracts to provide a full range of market research services on an as-needed basis for a period of 60 months (March 1, 2026–February 28, 2031) for a combined total amount not-to-exceed \$5.7 million. Zero-dollar contracts will be awarded to the following firms:

1. Eureka Facts LLC (MBE)	5. Resource System Group, Inc.
2. IPSOS Public Affairs LLC	6. Target Research Group, Inc.
3. M. Davis and Company, Inc. (MBE)	7. The MassINC Polling Group, Inc.
4. National Opinion Research Center	8. Widener-Burrows & Associates, Inc. (WBE)

## Discussion

MTA Headquarters (“MTA HQ”) and the operating agencies have utilized the services of quantitative market research firms on an on-call basis to support policy decision-making, capital investments and improvements, service planning, strategic business initiatives, and marketing. These firms will be eligible to provide services including questionnaire and sampling design, interviewing customers, data tabulation of survey results, analysis, and report writing. Examples of projects planned over the next five years include customers’ evaluation of fare payment systems; ongoing tracking surveys of customer satisfaction; in-system intercept surveys; and customers’ evaluations of MTA customer-facing digital products (e.g., applications and websites). The proposed agreements replace 10 existing contracts that were awarded in 2018, of which only four are currently active.

This Request for Proposals (“RFP”) was publicly advertised in March 2025. Of the 11 firms that submitted proposals, eight have been recommended for award.

As with the predecessor procurement, the MTA intends to award multiple contracts to secure a panel of firms with diverse expertise available to support varying market research study requirements. The Selection Committee (“SC”) was comprised of representatives from multiple departments and included managers with expertise in market research services. All selected firms submitted robust proposals and demonstrated strong expertise in delivering quantitative market research services.

The selected firms originally proposed fully loaded average hourly rates of \$145.60. These hourly rates were negotiated down to \$123.30, representing a reduction of 15.3 percent. All labor rates were reviewed and found to be fair and reasonable except for five titles from three contractors, which represents 0.8 percent of the total rates reviewed. While the rates from these three firms were significantly higher than the competitive range as established by the average rate for all proposers, they are nonetheless being included in the pool of awardees based on their specific technical strengths and capabilities. Tasks will be solicited through a competitive mini-RFP process to which awards will be based on best value to the MTA. Awardees will submit technical and cost proposals that will be evaluated by a selection committee prior to the award of any task orders. At that time, these companies that are outside of the competitive range may propose rates that are lower than those offered in response to this RFP.

All Market Research panel vendors have certified that pursuant to Executive Order 16, they are not conducting business in Russia.

The contracts resulting from this procurement are currently being evaluated to determine the necessity and appropriate scope, if any, of cybersecurity requirements, including any requirements under federal, state, and local law and regulations. Any applicable cybersecurity requirements, to the extent required, will be included in the contract terms and conditions prior to issuance of the notice of award.

### **M/WBE/SDVOB Information**

MTA Department of Diversity and Civil Rights (“DDCR”) has assigned goals of 15 percent MBE, 15 percent WBE, and 6 percent SDVOB to this panel contract.

DDCR has issued conditional approvals to all eight firms; the actual approvals will be based on the utilization plans submitted by providers for each individual forthcoming mini-RFPs.

Three of the proposed awardees are certified New York State Minority and/or Women-Owned Business Enterprises. Firms have indicated that they were able to achieve these assigned goals.

### **Impact on Funding**

The total cost for these quantitative market research all-agency contracts will not exceed \$5.7 million for MTA HQ and the operating agencies. Actual expenditures are dependent upon approval of projects in development by MTA HQ and the operating agencies. Any expenditure incurred will be allocated to the operating agencies in accordance with the cost of projects implemented by an agency. Some projects will be paid for from the HQ Market Research Team budget.

### **Alternatives**

1. Perform all services in-house. This alternative is not feasible, as performing these specialized functions in-house would require additional full-time employees, including associated overhead costs, which would not be cost-effective. Some projects, such as the Federal Transportation Administration (“FTA”)–mandated Origin-Destination (“O&D”) studies, require dozens of trained professional survey agents in field during the data collection timeframe. These projects are managed better by independent outside firms monitored closely by MTA staff.

2. Do not approve award of the contracts. This would severely curtail MTA’s ability to implement a comprehensive research program to support capital investments and improve customer service, including FTA mandated O&D studies for Long Island Rail Road and Metro-North Railroad.

**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 18<sup>th</sup> 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&amp;T</u>
<u>MTA Construction and Development Company</u>	<u>MTA Construction and Development</u>	<u>MTA C&amp;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

<b>Subject</b> <b>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</b>	<b>Date</b> <b>JANUARY 28, 2026</b>
<b>Department</b> <b>REAL ESTATE</b>	<b>Vendor Name</b>
<b>Department Head Name</b> <b>DAVID FLORIO</b>	<b>Contract Number</b>
<b>Department Head Signature</b>	<b>Contract Manager Name</b>
<b>Project Manager Name</b> <b>JASON ORTIZ</b>	<b>Table of Contents Ref. #</b>

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<sup>th</sup> Street and the Major Deegan Expressway extending to the outfall located at the Harlem River, South of 225<sup>th</sup> 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

## 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)

Page 2 of 2

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 230<sup>th</sup> 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 225<sup>th</sup> 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

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

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

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.)

Page 2 of 2

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

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

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

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.

## **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.)**

Page 2 of 2

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

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

<b>Date</b> <b>JANUARY 26, 2026</b>
<b>Vendor Name</b>
<b>Contract Number</b>
<b>Contract Manager Name</b>
<b>Table of Contents Ref. #</b>

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

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

Date <b>JANUARY 28, 2025</b>
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 18<sup>th</sup> 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 18<sup>th</sup> Avenue, Brooklyn, located across the street from the 18<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>TH</sup> AVENUE, BROOKLYN, NY (Cont'd)

Page 2 of 2



Metropolitan Transportation Authority

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

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

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

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.

## **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.)**

Page 2 of 2

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.

**Joint Minutes of the Metropolitan Transportation Authority, the New York City Transit Authority, the Manhattan and Bronx Surface Transit Operating Authority, the Staten Island Rapid Transit Operating Authority, the Metropolitan Suburban Bus Authority, the Triborough Bridge and Tunnel Authority, the Long Island Rail Road Company, Metro-North Commuter Railroad Company, MTA Construction and Development Company, the MTA Bus Company, Grand Central Madison Operating Company, and the First Mutual Transportation Assurance Company**

**Regular Board Meeting Minutes**

**December 17, 2025**

**9:00 AM**

**2 Broadway**

**New York, New York**

**The following Board Members were present (\*attended remotely):**

Hon. Janno Lieber, Chair & CEO

Hon. Andrew Albert

Hon. Samuel Chu\*

Hon. Michael Fleischer

Hon. Marc Herbst

Hon. David Jones

Hon. Christopher Leathers

Hon. Haeda B. Mihaltses

Hon. Melva M. Miller

Hon. James O'Donnell

Hon. Dr. John-Ross Rizzo

Hon. John Samuelsen

Hon. Lisa Sorin

Hon. Midori Valdivia

Hon. Edward Valente

Hon. Neal Zuckerman

**The following alternate non-voting members were present:**

Hon. Gerard Bringmann

Hon. Randolph Glucksman

**The following Board Members were not present:**

Hon. Daniel Garodnick

Hon. Blanca Lopez

Hon. David Mack

Paige Graves, General Counsel, John McCarthy, Chief External Relations & Policy, Lisette Camilo, Chief Administrative Officer, Jai Patel, Chief Financial Officer, Justin Vonashek, President Metro-North Railroad\*, Robert Free, President LIRR, Jamie Torres-Springer, President

MTA C&D, Shanifah Rieara, Senior Advisor for Communications and Policy/Chief Customer Officer, Juliette Michaelson, Chief of Staff and Strategic Planning, Catherine Sheridan, President Bridges & Tunnels, Demetrius Crichlow, President New York City Transit, Monica Murray, Auditor General, Thomas Taffe, Chief MTA PD, and Michael Kemper, Chief Security Officer MTA HQ also attended the meeting.

Chair Lieber called to order the December 2025 Board meeting.

A safety announcement was made.

### **1. PUBLIC SPEAKER'S SESSION**

The MTA moderator announced that the following public speakers will speak either live virtually or in-person. The moderator reminded public speakers of the rules of conduct and the two-minute speaking limit. The moderator reminded speakers of the warning beep when 30 seconds remain to conclude their remarks. The moderator advised that the public comment will be recorded, published to the MTA website, and available for MTA Board Members' review.

The following public speakers commented (\*live virtual comments):

Debra Greif, BFSSAC Chairperson  
Matt McMillan, TWU Local 100  
Jack Nirenberg, Passengers United  
Joseph Morales, private citizen  
Todd Napoletano, TWO 106 TA Chairman  
Jason Anthony, LIRR ADA Task force\*  
Jesse Figueroa, Veterans of Foreign Wars District 1 Dept. of New York\*  
Lauren Schandevell, Jobs to Move America  
Jean Ryan, DIA  
Phil Valenti, TWU Local 106  
Christopher Greif, ADA Accessibility  
Miriam Fisher, private citizen\*  
Andy Pollack, Passengers United\*  
Alex Lacroix, Rider\*  
David Kupferberg, Passengers United  
Mo Yain Tham, Jobs to Move America  
Jason Busolt, SMART\*  
Ian Mathews, private citizen\*  
Alexander Kemp, TWU\*  
Oliver Chessler, private citizen  
Anna Humphrey, CIDNY  
Leshane Lindsey, private citizen  
Mr. X, private citizen  
Iris Kely, private citizen  
Lisa Daglian, PCAC\*  
William Martin, private citizen\*

Mike Heilmann, Wi-Tronix, LLC\*  
Michael Ring, private citizen  
Gian Pedulla, private citizen

General Counsel Paige Graves confirmed a quorum of members were present.

## 2. **EXECUTIVE SESSION**

The Chair stated that there were matters to be discussed in executive session. Upon motion duly made and seconded the Board voted to convene an Executive Session, in accordance with the Public Officers Law, Section 105(1)(e), to discuss labor matters.

Upon motion duly made and seconded, the Board voted to reconvene in public session.

## 3. **PUBLIC SESSION RESUME**

Chair Lieber announced that in Executive Session the Board approved the following labor matters:

- a. Collective bargaining agreement between Metro-North Railroad and the International Brotherhood of Electrical Workers – Supervisors (IBEW -S);
- b. Collective bargaining agreement between MTA Bus Company and the Amalgamated Transit Unit, Local 1179, (STU-1179); and
- c. Collective bargaining agreement between NYCT and MaBSTOA and the United Federation of Law Enforcement Officers (UFLEO).

## 4. **CHAIR'S REMARKS**

Chair Lieber thanked everyone for joining the final meeting of 2025 and extended a wish for happy holidays to attendees. The Chair stated the Board would shortly hear from Jon Kaufman, Chief of Strategic Initiatives, for a year-end roundup on the relevant data for 2025. Before the presentation, the Chair stated there is good news to share with the Board.

The first item of good news is the MTA is in very solid, financial condition. MTA has a balanced budget for the third year running and the outyear deficits – which is always a challenge -- have been shrunk to half of one percent or less. The Chair continued, good news item number two: congestion pricing. We've been hearing a lot about the different benefits of congestion pricing as Year One wraps up. Cornell University put out a great study about how congestion pricing has delivered improvements in air quality, not just inside the CBD, but throughout the City and even regionwide. And of course, we know that vehicle entries are down by 20 million and there are huge benefits to travel speeds, especially for commuters who are headed into the CBD. Chair Lieber stated the Board is going to hear about some of the things that congestion pricing is paying for: new signals on the A and C lines -- from High Street all the way to Ozone Park – and also ADA package number nine, which is an additional five ADA accessibility projects. Lastly, the Chair provided good news item number three - safety. At the beginning of this year, we were

receiving a lot of pushback from the federal government about this issue, but we responded with just the facts, which are: crime is down 5.5% this year on the subways and over 14% compared to pre-COVID. This is all a tribute to the enormous efforts that the NYPD has expanded, but it's also a testament to this agency's intense focus on safety.

The Chair stated that each month he talks about the investments MTA has made in partnership with Governor Hochul and with the NYPD – overnight patrols, security cameras, more – and more effective -- homeless outreach, better lighting, and platform barriers. Riders are seeing it, and it helps keep them coming back. The Chair reminded listeners that MTA has broken subway ridership records twice in the last two weeks. Last Saturday was the busiest weekend day on the subways since 2019, and it was the same – new records for the weekends -- on both commuter railroads. There is a lot of momentum going into the new year. The Chair stated that to close out 2025 the MTA team created a short video that highlights some of the work completed this year.

A video was played. Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details.

## **5. 2025 YEAR IN DATA PRESENTATION**

Chair Lieber called on Jon Kaufman, Chief Strategic Initiatives to deliver a presentation on 2025 data year in review.

Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details.

## **6. RECOGNITION OF KATHRYN WYLDE**

Chair Lieber announced that before turning to regular Board business he would recognize the President and CEO of Partnership for New York City, Kathryn Wylde, who will be retiring at the end of the year. The Chair extended great thanks to Kathy for all she has done for transit and for the MTA over the years. A short video was played and Kathy Wylde provided comments.

Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details.

## **7. 2026 BUDGET ADOPTION**

Jai Patel, MTA Chief Financial Officer, presented the action items for the MTA 2026 Proposed Final Budget and the Proposed MTA Final 2026-2029 Financial Plan for the Board's consideration and approved. Copies of the proposed Budget and Plan, together with the accompanying staff summaries, were distributed to Board Members and are maintained in MTA records.

Chair Lieber proposed a motion to adopt the Proposed MTA 2026 Final Budget and the Proposed Final Financial Plan for 2026-2029 and opened the floor for discussion.

### **a. Action Items:**

Upon motion duly made and seconded, the Board approved the Adoption of the MTA 2026 Final Proposed Budget and 2026-2029 Financial Plan.

The specifics are set forth in the staff summaries and documentation filed with the meeting materials.

Refer to the video record of the meeting, produced by the MTA and maintained in MTA records, for the details of CFO Jai Patel's presentation and Board members' comments and discussion.

## **8. APPROVAL OF MINUTES**

Upon motion duly made and seconded, the Board approved the minutes of the MTA Regular Board meeting held on November 19, 2025, as distributed.

## **9. TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY COMMITTEE**

There were no items to report for Board approval for the TBTA Committee.

## **10. JOINT LONG ISLAND RAIL ROAD AND METRO-NORTH RAILROAD COMMITTEE**

### **a. Metro-North Action Item**

Upon motion duly made and seconded, the Board approved the following item:

- i. NYSDOT Grant for Connecting Services

### **b. Metro-North Procurement Item**

Upon motion duly made and seconded, the Board approved the following item:

- i. Laser Tribology B.V. \$14,768,000

Refer to the staff summary and documentation filed with the records of this meeting, and the video recording of the meeting, produced by the MTA and maintained in MTA records for details on the approved items.

## **11. NEW YORK CITY TRANSIT COMMITTEE**

Upon motion, duly made and seconded, the Board voted to approve the following items:

### **a. Procurements**

- i. Nova Bus (US), Inc. \$97,641,522

### **b. Ratifications**

- i. Boyce Technologies, Inc. \$7,300,000.

Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details on the approved items.

## **12. CAPITAL PROGRAM COMMITTEE**

Committee member Haeda Mihaltses reported that the Capital Program Committee requests approval for 14 procurement actions to the Board. This includes 8 RFPs, 5 contract modifications, and 1 ratification for a proposed total expenditure of \$2 billion dollars.

### **a) Procurements**

Upon a motion duly made and seconded, the Board voted to approve the following:

- i. & ii. Award of a publicly advertised and competitively solicited contract to Paul J. Scariano, Inc. (Contract No. A37149) for design-build services to provide Americans with Disabilities Act upgrades at New York City Transit's 42nd Street-Bryant Park and Fifth Avenue Station Complex (B, D, F, M, 7, S). Board approval was also requested to award a long-term elevator maintenance contract to Mid-American Elevator Co., Inc. (Contract No. 600000000037490) for a duration of 15 years;
- ii.
- iii & iv. Award of a publicly advertised and competitively solicited contract to Forte Construction Corp. (Contract No. A37824) for design-build services for Americans with Disabilities Act upgrades at three New York City Transit stations: Briarwood Station (F, E), Parsons Boulevard Station (F), and Gates Avenue Station (J, Z). Board approval was also requested to award a long-term elevator maintenance contract to Mid-American Elevator Co., Inc. (Contract No. 600000000037466) for a duration of 15 years;
- v. & vi. Award of a publicly advertised and competitively solicited contract to Navillus Tile Inc. doing business as Navillus Contracting (Contract No. HC-9R/QM-9R) for design-build services for a fire suppression system at the Hugh L. Carey and Queens Midtown Tunnels. Board approval was also requested to award a maintenance contract for the fire suppression systems to Navillus Tile Inc. doing business as Navillus Contracting (Contract No. 300000000000551) for a duration of 5 years;
- vii. & viii. Award of a publicly advertised and competitively solicited contract to LK Comstock & Company LLC (Contract No. S48019R) for design-build services to provide a wayside Communication Based Train Control system on the Fulton Street and Liberty Avenue lines. Board approval is also requested to award a maintenance contract to Siemens Mobility Inc. (Contract No. 600000000037462) to maintain the installed CBTC system for a duration of 25 years;
- ix. Award of a modification to a contract with Naik Consulting Group, PC (Contract No. PS886) to provide for oversight and coordination services in connection with the construction of a new office and hotel development at 175 Park Avenue and to extend the Contract term by four months to September 1, 2026;

- x. Award of a modification to a contract with RCC/AMCC Joint Venture (Contract No. 6241) for impact costs related to compensable delay in the construction of a new diesel locomotive repair shop and employee facility at Long Island Railroad's Morris Park Yard;
- xi. Award of a modification to a contract with Sovereign Hydroseal East, Inc. (Contract No. A37793) to extend the term of a unit price water remediation contract by one year, to January 2, 2027, and to increase quantities to unit price items to support forecasted work orders for remediation services;
- xii. Award of a modification to a contract with Skanska Railroad Construction JV (Contract No. A46030) for the replacement of eight deteriorated platform girders (four at the Manhattan-bound track and four at Flushing-bound track) at the 61st Street Woodside station on the Flushing line and to accelerate the work at the Manhattan-bound track and extend the milestone for that work and the Substantial Completion date to August 17, 2026;
- xiii. Award of a modification to a contract with TAP Electrical Contracting Services, Inc. (Contract No. MN25781) for the replacement of Metro-North Railroad's 86th Street Substation and the negative return reactors at Metro-North's 110th Street Substation to resolve all remaining claims asserted by the contractor for compensable and excusable delays; and,
- xiv. Ratification of a modification to a contract with Infinity Contracting, Inc. (Contract No. C33945) for the investigation and emergency repair of an 8" sanitary sewer line at the Gun Hill Bus Depot.  
Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details on the approved items.
  - a.

### **13. COMMITTEE ON FINANCE**

Upon motion duly made and seconded, the Board voted to approve the following items:

- a. Actions
  - a. Alternative Dispute Resolution services provided by Alliant Insurance Services for the placement of the Owner Controlled Insurance Program (OCIP for Second Avenue Subway Phase II.
  - b. Authorization to Issie 2026 MTA and TBTA New Money Bonds, Bond Anticipation Notes, Refunding and Other Obligation; Approval of Reimbursement Resolutions for Federal Tax Purposes

Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details on the approved items.

b. Procurement

Upon motion, duly made and seconded, the Board voted to approve the following item:

- i. Met Life Insurance Company to continue provided life/accidental death and dismemberment and both long and short term benefits for non-represented employees and certain represented and retired employees. \$16.95

Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details on the approved items.

c. Real Estate

Upon motion duly made and seconded, the Board voted to approve the following real estate items:

1. Transactional
  - a. MTA - Acquisition of a permanent easement and construction license from RFL Bassett II LLC in support of the Penn Station Access Project, Bronx NY.
  - b. MTA MNR – Lease with Azor Base Shop Inc dba Zaro’s Family Bakery for retail space in Grand Central Terminal
  - c. MTA MNR – Lease with Bien Cuit LLC for retail space in Grand Central Terminal

Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details on the approved items.

**14. ADJOURN**

Upon motion duly made and seconded, the Board voted to adjourn the meeting at 11:28 a.m.