



April 2026

MTA Board Action Items



MTA Board Meeting

Wednesday, 4/29/2026

9:00 - 11:00 AM ET

1. PUBLIC COMMENT SESSION

2. EXECUTIVE SESSION

3. SPECIAL PRESENTATION

4. APPROVAL OF MINUTES

March 2026 - Joint Minutes of the Metropolitan Transportation Authority - Page 3

5. TRIBOROUGH BRIDGES AND TUNNELS AUTHORITY COMMITTEE

a. PROCUREMENT

B&T Procurement - Page 11

6. JOINT RAILROAD COMMITTEE

a. MNR Procurement

MNR Procurement - Page 18

b. LIRR Procurement

LIRR Procurement - Page 25

7. NEW YORK CITY TRANSIT COMMITTEE - No Items

8. COMMITTEE ON SAFETY - No Items

9. CAPITAL PROGRAM COMMITTEE

a. Procurement

C&D Procurement Action - Page 32

10. COMMITTEE ON FINANCE

a. Real Estate

Real Estate Action Items - Page 43

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

March 25, 2026

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. Daniel Garodnick

Hon. Marc Herbst

Hon. David Jones

Hon. Christopher Leathers

Hon. Blanca Lopez*

Hon. David Mack

Hon. Haeda B. Mihaltses

Hon. Melva M. Miller

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. James O'Donnell

Hon. Dr. John-Ross Rizzo

Hon. John Samuelsen

Paige Graves, General Counsel, John McCarthy, Chief External Relations & Policy, Lisette Camilo, Chief Administrative Officer, Jai Patel, Chief Financial Officer, Justin Vonashek, Metro-North President, Robert Free, LIRR President, Jamie Torres-Springer, MTA C&D President, Shanifah Rieara, Senior Advisor for Communications and Policy/Chief Customer Officer, Juliette Michaelson, Chief of Staff and Strategic Planning, Catherine Sheridan, TBTA President, Demetrius Crichlow, New York City Transit President, Monica Murray, Auditor General, Thomas Taffe, MTAPD Chief, and Michael Kemper, Chief Security Officer also attended the meeting.

Chair Lieber called to order the March 2026 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):

Jason Anthony, LIRR ADA Task force
David Kupferberg, Passengers United
Debra Greif, BFSSAC
Mo Yain Tham, Jobs to Move America
Yuki Endo, Passengers United*
Miriam Fisher, Private citizen*
William Gati, CURES*
Brian Fritsch, PCAC
Arthur Schwartz, Center for the Independence of the Disabled
Omar Vera, private citizen
Leslye Oquendo Thomas, Former Yonkers City Council Aide*
Terrea Mithcell, private citizen*
Christopher Greif, ADA Accessibility
Moncia Bartley, Disabled in Action
Jesse Figueroa, Veterans of Foreign Wars
Jean Ryan, Disabled in Action
Gian Pedulla, NYC Public Schools
Michael Ring, private citizen
Niccolas Pearson, Riders Alliance
Jospeh Thompson, C&D DSO

Chair Lieber thanked the public speakers and stated that the Board would take a five-minute recess.

2. **CHAIR'S REMARKS**

Chair Lieber opened the meeting by thanking all attendees and public speakers for their participation.

Chair Lieber reported that the MTA achieved a significant legal victory in recent weeks when a federal court ruled that the federal government cannot terminate the congestion pricing program. A week later, Judge Liman issued an additional decision dismissing the Trucking Association's lawsuit. Taken together with prior rulings, these decisions provide strong affirmation of the MTA's position — consistent with Governor Hochul's — that the congestion pricing program is firmly grounded in established law, is operating effectively, and is here to stay.

Chair Lieber also noted progress on another longstanding matter: the release of a \$600 million FEMA reimbursement related to the MTA's extensive COVID-era cleaning efforts. Chair Lieber credited Governor Hochul's continued focus on securing overdue federal funding and recognized Congressman Andrew Garbarino for bipartisan support in helping advance this effort. Chair Lieber expressed appreciation for Congressman Garbarino's commitment to representing all constituents and affirmed the MTA's willingness to work with any member of Congress prepared to deliver results for riders.

Chair Lieber reported that the MTA filed a lawsuit last week to compel the federal government to release funding for Phase 2 of the Second Avenue Subway project. Chair Lieber referenced a recent visit to 125th Street and Park Avenue, where preparatory work adjacent to the Metro-North station is underway to create space for the tunnel boring machine. Chair Lieber stated that the project remains on schedule and on budget; however, additional federal funds must be released before the MTA can responsibly commit to the next billion-dollar contract.

Chair Lieber also addressed ongoing challenges involving Amtrak, noting that the MTA continues to advocate vigorously for Penn Station Access and expanded service to Albany. While the Albany extension is paused, the MTA is engaging with NYSDOT to better understand Amtrak's contract to operate the Empire Line north of Poughkeepsie. Chair Lieber emphasized that improved clarity is essential, given the effective monopoly created by the current arrangement. In addition to the Albany discussion, Chair Lieber noted a significant potential market for Hudson Line service directly to Penn Station via the West Side, as reflected in the 20-Year Needs Assessment. Interest

comes not only from residents of Westchester, Putnam, and points north, but also from New York City Council members representing northern Manhattan and the Bronx.

Chair Lieber noted that, thanks to last year's operating budget agreement spearheaded by Governor Hochul, the MTA is not facing a major financial crisis this budget cycle. However, two legislative items remain high priorities:

Number one is Governor Hochul's auto insurance reform proposal, which could save the MTA approximately \$50 million annually by reducing liability exposure related to vehicle crashes. Chair Lieber noted that transit systems across the state, Albany, Syracuse, Buffalo, Rochester, as well as government fleets such as sanitation, police, and EMS, are similarly affected by a cascade of lawsuits that divert funds away from service delivery for New Yorkers.

The second priority is legislation addressing toll evasion, which currently costs the MTA more than \$300 million per year. With bipartisan sponsorship in both chambers, the bill would strengthen enforcement tools targeting the two most common types of toll evasion: obscured or covered license plates, and nonpayment by Persistent Toll Violators (PTVs). Chair Lieber highlighted progress from the joint multi-agency task force established two years ago to reduce "ghost plates," which has achieved a 53 percent reduction overall and a 42 percent reduction in the last year. Chair Lieber emphasized that further statutory authority is needed, including closing loopholes that allow violators to avoid penalties by re-registering vehicles under different names.

Chair Lieber discussed ongoing efforts to combat fare evasion. Chair Lieber noted that MTA C&D Deputy Chief of Staff, Cathy Li would present on testing and implementation of new fare gates, a critical component of the Blue-Ribbon Panel's 2022 recommendations. Chair Lieber reiterated that fare payment is both a financial and morale issue for New Yorkers, and that improvements to the physical fare environment are essential.

Regarding infrastructure, Chair Lieber reported the release of an RFP for the largest subway car procurement in MTA history—up to 2,400 cars—made possible through Governor Hochul's \$68 billion capital plan. This procurement would allow for full replacement of rolling stock across the A Division (all numbered lines except the 7).

Chair Lieber also noted that, for the first time in MTA history, women now hold a majority of senior leadership positions at Headquarters. Chair Lieber recognized the exceptional contributions of these leaders and the significance of this milestone during Women's History Month.

Chair Lieber concluded the remarks by introducing the first special presentation from Jon Kaufman, Chief of Strategic Initiatives, representing the MTA's internal consulting division.

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

3. PRESENTATION ON DATA AND ANALYTICS

MTA Chief of Strategic Initiatives, Jon Kaufman, MTA Deputy Chief Data Analytics, Andy Kuziemko, and LIRR Senior Director of Strategic Priorities, Eytan Kurshan provided a presentation on data and analytics.

Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details and for Board members' questions and comments.

4. PRESENTATION ON MTA APP

MTA Deputy Chief Services Communications, Kevin Call, and MTA Head of Product, Digital Services, Jennifer Chen, provided a special presentation on the launch of MTA's newly improved mobile app, MYMTA.

Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details and for Board members' questions and comments.

5. PRESENTATION ON FARE ARRAY UPDATE

MTA C&D Deputy Chief of Staff, Cathy Li, provided an update on modern fare gate pilots.

Refer to the video recording of the meeting, produced by the MTA and maintained in MTA records for details and for Board members' questions and comments.

6. BOARD MEMBER VALDIVIA STATEMENT

Board Member Valdivia announced that she is resigning from the MTA Board following today's meeting.

Refer to the video record of the meeting, produced by the MTA and maintained in MTA records, for the details of Board Member Valdivia's statements and for Board Members' comments.

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

7. APPROVAL OF MINUTES

Upon motion duly made and seconded, the Board approved the minutes of the MTA Joint Committee and Board meeting held on February 25, 2026, as distributed.

8. TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY COMMITTEE

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

To award four competitively solicited personal service contracts for Miscellaneous Intelligent Transportation System and Operations Systems Consultant Design Services on an as-needed basis to Henningson, Durham & Richardson Architecture and Engineering; PBS Engineering; M&J Engineering; and VHB Engineering. The contracts will be used through task-based work orders in the aggregate estimated amount of \$15,000,000 over five years.

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.

9. 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 items:

- i. To amend the Westchester County Department of Public Works Transportation Employer-Based Shuttle Agreement to extend the term for a period of one year.

b. LIRR Procurement Item

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

- i. To award a five-year competitive master contract in the amount of \$31M to seven pre-qualified firms in support of the MTA Grade Crossing Safety Improvement Program.

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.

10. NEW YORK CITY TRANSIT COMMITTEE

The New York City Transit Committee did not have any items for Board approval.

11. CAPITAL PROGRAM COMMITTEE

Board Member Garodnick reported that the Capital Program Committee recommends 13 procurement actions for a proposed expenditure of \$1.17 billion dollars.

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

Board Member Herbst abstained from item marked number 2 in the Board materials.

Refer to the staff summaries and documentation filed with the records of this meeting for the details of these items, and refer to the video recording of the meeting, produced by the MTA and maintained in MTA records, for Board members' and C&D representatives' comments.

12. COMMITTEE ON FINANCE

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

a. Actions

- i. The 2025 MTA All Agency Annual Procurement Report
- ii. MTA Mission Statement, Measurements and Performance Indicators

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

b. Non - Competitive Procurements:

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

- i. Contract award for MTA Crew Dispatch and Management System Implementation, Licensing, and Maintenance for Metro-North Railroad and Long Island Rail Road. GIRO, Inc. \$20,537,259
- ii. Modification to the contract for Upgrade of HASTUS Scheduling System: Modification in order to extend the contract for five years to provide licensing and support and add additional funding. GIRO, Inc.

Board Member Zuckerman recused from the vote on procurement item labeled F in the Board materials.

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

c. Competitive Procurements:

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

- i. Retainer contract award to fifty firms in order to provide as-needed information technology consulting services. Various awards. \$300,000,000.
- ii. Contract award for Transportation Planning and Conceptional Design Retainer: Modification in order to extend 11 contracts for 12 months and increase funding. Various awards. \$6,000,000.

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

d. Real Estate

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

1. Administrative:

- a. All –Agency Real Property Disposition Guidelines and All-Agency Personal Property Disposition Guidelines required by Public Authorities Law Sections 2895-289
- b. Consolidation and amendment of MTA Real Estate policies governing the licensing of MTA agency properties to tenants, and the licensing of outside properties by MTA agencies for operational use.
- c. Re-statement of MTA Real Estate licensing-in policy governing construction access agreements.

2. Transactional:

- a. MTA LIRR – Lease with Holden Rosen Group for a cafe in East Hampton Station
- b. MTA MNR – Lease with Marky’s Caviar for a 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.

13. **ADJOURN**

Upon motion duly made and seconded, the Board voted to adjourn the meeting at 11:31 a.m.



MTA Bridges & Tunnels

David Hanley, Assistant Deputy Chief, Procurement Operations

PROCUREMENTS

The Procurement Agenda this month includes 1 action for a proposed estimated expenditure of \$4.3M.

Subject	Request for Authorization to Award Various Procurements				
Department	MTA Procurement				
Department Head Name	David Hanley				
Department Head Signature					
Project Manager Name	Various				
Board Action					
Order	To	Date	Approval	Info	Other
1	Committee	04/27/26			
2	Board	04/29/26			

April 21, 2026			
Department			
Department Head Name			
Department Head Signature			
Internal Approvals			
	Approval	Order	Approval
	President		
	Gen. Counsel & Corporate Secretary		
	MTA Deputy Chief Procurement Officer		

Internal Approvals (cont.)							
Order	Approval	Order	Approval	Order	Approval	Order	Approval
	Chief Financial Officer		Chief Technology Officer		Chief Health & Safety Officer		Chief EEO Officer
	Chief Security Officer		Chief Maintenance Officer		MTA Office of Civil Rights		

PURPOSE

To obtain approval of the Board to award various contracts and purchase orders, and to inform the Bridges & Tunnels Committee of these procurement actions.

DISCUSSION

MTA B&T proposes to award Noncompetitive procurements in the following categories: None

MTA B&T proposes to award Competitive procurements in the following categories:

<u>Procurements Requiring Two-Thirds Vote:</u>	<u># of Actions</u>	<u>\$ Amount</u>
Schedule F: Personal Service Contracts	1	\$ 4.3 M

MTA B&T proposes to award Ratifications in the following categories: None

TOTAL	1	\$ 4.3 M
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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.)

The legal name of MTA Bridges & Tunnels is Triborough Bridge and Tunnel Authority.

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.

April 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. M & J Engineering PC | \$4,262,875 | <i>Staff Summary Attached</i> |
| Four years + four months | | |
| Contract # PSC-25-3079 | | |
| <p>Contract award for Consultant Construction Management and Inspection Services for Bridge Preservation at the Bronx Whitestone and Throgs Neck bridges.</p> | | |

Item Number: 1			
Department, Department Head Name: Delivery, Romolo DeSantis, P.E., SVP & Chief Engineer, B&T Business Unit			
Internal Approvals			
Order	Approval	Order	Approval
1	Director, B&T Budgets		
2	General Counsel/Corporate Secretary		
3	MTA Deputy Chief Procurement Officer		
4	DDCR		
5	President		

SUMMARY INFORMATION	
Vendor Name M & J Engineering PC	Contract No. PSC-25-3079
Description Consultant Construction Management and Inspection Services for Contract: WBM-389 TNM-402 – Bridge Preservation at the Bronx Whitestone Bridge and Throgs Neck Bridge	
Total Amount: \$4,262,875	
Contract Term (including Options, if any) Four Years, Four Months (May 1, 2026–Sep 1, 2030)	
Option(s) included in Total Amount? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
Renewal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Procurement Type <input checked="" type="checkbox"/> Competitive <input type="checkbox"/> Noncompetitive	
Solicitation Type <input checked="" type="checkbox"/> RFP <input type="checkbox"/> Bid <input type="checkbox"/> Other:	
Funding Source <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Capital <input type="checkbox"/> Federal <input type="checkbox"/> Other:	

Purpose

Bridges and Tunnels (“B&T”), in accordance with the All-Agency Service Contract Procurement Guidelines, is seeking Board approval to award a competitively solicited personal service contract to M & J Engineering PC (“M&J”), a NYS certified minority-owned business, for construction management and inspection services for a bridge preservation project located at the Bronx Whitestone Bridge and the Throgs Neck Bridge, in the amount of \$4,262,875 and a duration of 52 months.

Discussion

Contract PSC-25-3079 (the “Contract”) requires the services of a dedicated engineering consultant firm to provide construction management and inspection services to support bridge preservation requirements under contract WBM-389 TNM-402 – Bridge Preservation at the Bronx Whitestone Bridge and the Throgs Neck Bridge (the “Project”). The Contract consultant will provide technical services including but not limited to the following: (1) utilize project management methods overseeing the Project from start to finish, focusing on controlling costs, schedule, quality, safety, and scope; (2) provide professional oversight of the implementation phase of the Project, ensuring the contractor’s performance meets the MTA Construction and Development (“C&D”) Project Scope and General Requirements; and (3) provide key functions of quality control, risk management, and coordination with C&D engineering teams.

The consultant selection for the Contract was determined via a one-step qualifications-based Request for Proposals (“RFP”) procurement process. The RFP was publicly advertised, and the solicitation notice was distributed to 660 firms. Of the 60 firms that viewed or downloaded the RFP, eight submitted proposals:

1. ALRA Engineers PC (“ALRA”)	5. M & J Engineering PC (“M & J”)
2. ENTECH Engineering PC (“ENTEC”)	6. SC Engineers, PC (“SC ENG”)
3. Gannett Fleming Engineers (“GFE”)	7. Tectonic Engineering Consultants (“TECON”)
4. HVEA Engineers (“HVEA”)	8. ZOFS Engineering PC (“ZOFS”)

The selection committee (“SC”), consisting of representatives from C&D Delivery and B&T Contracts, evaluated the proposals utilizing the following pre-established selection technical criteria: Record of Performance of the Same or Comparable Activities; Qualifications of Specific Personnel Proposed; Qualification of Firm for Specific Type of Work; Demonstrated Quality of Professional Services Proposed; Depth of Understanding of the Project and Potential Problems; and Proposed Work Schedule.

After evaluating the technical proposals and ranking the firms highest to lowest, the SC opened the price proposals: ALRA – \$4,838,412; ENTECH – \$4,815,721; GFE – \$7,888,893; HVEA – \$5,325,947; M & J – \$4,759,696; SC ENG – \$6,257,702; TECON – \$5,998,368; and ZOFS – \$4,792,525. The proposal price spread of 66 percent is due to the consultants’ varied staffing plans: a mix of full- and part-time positions.

While all firms were rated technically acceptable, the SC invited the two highest-rated firms for oral presentations: M & J and SC ENG. The proposers demonstrated how their labor resources would be strategically allocated to ensure efficient execution of construction management and inspection activities. Following oral presentations, the SC was impressed by M & J’s technical expertise. They demonstrated a thorough understanding of B&T and C&D standards and a strong capability to support critical bridge assets. The SC selected and negotiated with M&J, as the highest-rated firm, focusing on proposed Other Direct Costs and level of effort. After negotiations, the SC requested that M & J submit a revised price proposal based upon the proposed savings discussed. M & J’s revised price proposal was for \$4,262,875, which compared favorably to the engineer’s estimate and is considered to be fair and reasonable.

M & J has previous experience delivering construction management and inspection services for major bridge preservation and rehabilitation projects, including projects located at the Verrazzano-Narrows Bridge, the Robert F. Kennedy Bridge, and the Bronx Whitestone Bridge, providing the firm with extensive insight into the bridge preservation performance requirements. M & J has successfully completed work of identical scope and magnitude.

The SC unanimously recommended M & J for award. Based on its evaluation of the technical proposal, as well as information presented during the oral presentations and negotiations, the SC determined that M & J’s proposal offers the best value to the MTA. M & J’s proposal showed a thorough understanding of the scope of work, challenges, risks involved, and ways to ensure successful completion of the project. M & J’s proposed staff demonstrated expertise in construction management and inspection services for the bridge preservation project.

M & J proposed nine labor categories with an average hourly rate of \$70.67, and individual rates ranging from \$50 to \$98. The variation in hourly rates reflects differences in associated qualifications. A price and cost analysis was conducted and determined that the labor rates are consistent with pricing submitted by other offerors and the proposed efficient staffing plan is consistent with the required inspection services.

The contract resulting from this procurement has been evaluated to determine the necessity and appropriate scope, if any, of cybersecurity requirements, as well as any requirements under federal, state, and local law and regulations. M & J has certified its compliance with Cybersecurity Terms and Conditions.

M & J has certified that pursuant to Executive Order 16, it is not doing business in Russia.

MBE/WBE/SDVOB Information

In accordance with State law, the MTA Department of Diversity and Civil Rights has established goals of 15 percent MBE, 15 percent WBE, and 6 percent SDVOB on this contract. M&J has submitted MBE, WBE, and SDVOB utilization plans that satisfy the goal requirements.

Impact on Funding

Funding in the amount of \$4,262,875 is available in the Operating Budget under GL #711101.

Alternatives

There are no recommended alternatives. The Authority does not possess the resources required to perform these services.

Recommendation


It is recommended that the Board approve the award of a personal service contract to M & J for Consultant Construction Management and Inspection Services for Contract: WBM-389 TNM-402 – Bridge Preservation at the Bronx Whitestone Bridge and Throgs Neck Bridge.




Metro-North Railroad Procurements

Thomas Voytek, Acting Assistant Deputy Chief Procurement Officer – MTA Office of the Chief Procurement Officer

PROCUREMENTS

The Procurement Agenda this month includes 1 action for a proposed estimated expenditure of \$0.8M.

Subject Request for Authorization to Award Various Procurements					
Department MNR Procurement					
Department Head Name Thomas Voytek					
Department Head Signature 					
Project Manager Name Rose Davis					
Board Action					
Order	To	Date	Approval	Info	Other
1	Committee	4/27/26			
2	Board	4/29/26			

April 22, 2026			
Department			
Department Head Name			
Department Head Signature			
Internal Approvals			
	Approval		Approval
4/23/26	President		
4/24/26	SVP Operations		
4/22/26	General Counsel		

Internal Approvals (cont.)							
Order	Approval	Order	Approval	Order	Approval	Order	Approval

PURPOSE

To obtain approval of the Board to award various contracts and purchase orders, and to inform the Metro-North Committee of these procurement actions.

DISCUSSION

Metro-North proposes to award Noncompetitive procurements in the following categories: None

Metro-North proposes to award Competitive procurements in the following categories:

<u>Schedules Requiring Majority Vote:</u>	<u># of Actions</u>	<u>\$ Amount</u>
Schedule J: Modifications Miscellaneous Procurement Contracts	1	\$ 0.8 M

Metro-North proposes to award Ratifications in the following categories: None

TOTAL	1	\$ 0.8 M
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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.

April 2026

LIST OF COMPETITIVE PROCUREMENTS FOR BOARD APPROVAL

Procurements Requiring Majority Vote:

J. Modification to Miscellaneous Procurement Contracts

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

- | | | |
|--|------------------|--------------------------------------|
| 1. eLock Technologies LLC | \$796,800 | <i>Staff Summary Attached</i> |
| 20 Months | | |
| Contract # 80000000000241.1 | | |
| <p>Contract for Secure Bike Parking Pilot: Modification in order to add four suburban commuter rail stations at New York State locations and extend the contract period.</p> | | |

Item Number: 1

Vendor Name (Location) eLock Technologies LLC (Berkeley, California)
Description Secure Bike Parking Pilot
Contract Term (including Options, if any) Twenty Months (June 25, 2025–February 25, 2027)
Option(s) included in Total Amount? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Procurement Type <input checked="" type="checkbox"/> Competitive <input type="checkbox"/> Noncompetitive
Solicitation Type <input type="checkbox"/> RFP <input type="checkbox"/> Bid <input checked="" type="checkbox"/> Other: Modification
Funding Source <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Capital <input type="checkbox"/> Federal <input checked="" type="checkbox"/> Other: NYSERDA Grant
Requesting Department: Construction & Development, Greg Sylvester, Transit-Oriented Development

Contract Number Contract No. 800000000000241	AWO/Mod. # 1
Original Amount:	\$ 398,400
Prior Modifications:	\$ 0.00
Prior Budgetary Increases:	\$ 0.00
Current Amount:	\$ 398,400
This Request:	\$ 796,800
% of This Request to Current Amount:	200.0%
% of Modifications (including This Request) to Original Amount:	200.0%

Discussion

Metro-North Railroad (“MNR”), on behalf of itself and the Long Island Rail Road (“LIRR”) (collectively “the Railroads”), requests Board approval to modify the miscellaneous procurement contract awarded to eLock Technologies LLC (“eLock”) in order to add four suburban commuter rail stations for the following New York State locations: Mount Vernon East and Irvington stations (MNR); Lindenhurst and Ronkonkoma stations (LIRR), and extend the contract to provide for the 12-month pilot period upon completion of installation (anticipated July 2026).

On June 25, 2025, the Railroads awarded this contract to eLock, a qualified and experienced vendor, through a competitive Request for Proposals (“RFP”) process, to supply and install secure bicycle parking cages with integrated racks at up to six predetermined suburban commuter rail stations in New York State. Up to three installations were planned within MNR territory and up to three within LIRR territory. At the time of award, MTA Construction and Development (“C&D”) funding was available for only two suburban commuter rail stations: Beacon (MNR) and Amityville (LIRR).

Of the five firms that submitted proposals, eLock’s understanding and approach to the project, coupled with its extensive and highly relevant experience in secure bike cages, made them the technically preferred proposer and strongest candidate for this project. eLock currently operates 23 bike shelters for five public agencies in the states of California, Oregon, and Washington.

This pilot program supports MTA’s commitment to improving bicycling and micromobility access to and from transit stations. Approximately two-thirds of commuter rail customers currently access stations by car. Although several stations are located in areas suitable for cycling, infrastructure limitations, particularly the lack of secure bicycle parking, prevent more customers from choosing cycling.

Survey data and customer feedback confirm that concerns regarding theft and inadequate parking are key barriers to biking to transit. By providing enclosed, secure bicycle parking at six suburban commuter rail stations, this pilot will encourage more customers to bike to and from stations, reduce reliance on cars, and test the effectiveness, security, and user experience of enclosed bike cages to inform of potential future expansion.

This pilot program was initially funded for two suburban commuter rail stations at \$199,200 each, totaling \$398,400. On October 21, 2025, MTA executed a grant agreement with New York State Energy Research and Development Authority (“NYSERDA”) for up to \$1,516,928 to support the Secure Bike Parking Pilot. This grant enables the Railroads to proceed with all six of the locations that were part of the original solicitation, which will all be installed at the same time following approval of this change order. eLock has agreed to honor its original pricing per location. The addition of the four locations totals \$796,800, increasing the overall contract value from \$398,400 to \$1,195,200.

Applicable cybersecurity terms and conditions and requirements have been included in the contract, and eLock has certified compliance.

eLock has certified that pursuant to EO 16, it is not doing business with Russia.

Impact on Funding

Under the terms of the NYSERDA grant, 75 percent of the project costs will be reimbursed by NYSERDA, with C&D funding the remaining 25 percent through its operating budget.

Recommendation

It is recommended that the Board approve the issuance of the modification to the miscellaneous procurement contract awarded to eLock in order to add four suburban commuter rail stations and extend the contract period to provide for the 12-month pilot period upon completion of installation.




Long Island Rail Road Procurements

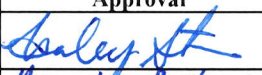
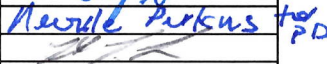

Lawrence J. Montreuil, Assistant Deputy Chief Procurement Officer – MTA Procurement



PROCUREMENTS

The Procurement Agenda this month includes 1 action for a proposed estimated expenditure of \$36.5M.

Subject	Request for Authorization to Award Various Procurements				
Department	LIRR Procurement				
Department Head Name	Lawrence J. Montreuil				
Department Head Signature					
Project Manager Name	Rose Davis				
Board Action					
Order	To	Date	Approval	Info	Other
1	Committee	04/27/26			
2	Board	04/29/26			

April 21, 2026	
Department	
Department Head Name	
Department Head Signature	
Internal Approvals	
	Approval
1	VP, General Counsel & Secretary 
2	SVP Operations 
3	President 

Internal Approvals (cont.)							
Order	Approval	Order	Approval	Order	Approval	Order	Approval

PURPOSE
 To obtain approval of the Board to award various contracts and purchase orders, and to inform the Long Island Rail Road Committee of these procurement actions.

DISCUSSION
LIRR proposes to award Noncompetitive procurements in the following categories:

Procurements Requiring Two-Thirds Vote:	<u># of Actions</u>	<u>\$ Amount</u>
Schedule A: Noncompetitive Purchases and Public Work Contracts	1	\$ 36.5 M

LIRR proposes to award Competitive procurements in the following categories: None

LIRR proposes to award Ratifications in the following categories: None

TOTAL	1	\$ 36.5 M
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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.

April 2026

LIST OF NONCOMPETITIVE PROCUREMENTS FOR BOARD APPROVAL

Procurements Requiring Two-Thirds Vote:

A. Noncompetitive Purchases and Public Work Contracts

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

1. **Xorail Inc., a Wabtec Company** **\$36,456,013** *Staff Summary Attached*
Five Years
Contract # TBD
Contract award for a Positive Train Control Technical Service Agreement.

In accordance with MTA All-Agency Procurement Guideline requirements, the Railroads advertised their intent to procure the items under these agreements on a sole-source basis in the *New York State Contract Reporter*, *NY Post*, and on the internet. No other firms expressed interest in participating in this procurement.

Xorail has performed satisfactorily on previous contracts for other MTA agencies.

The contract resulting from this procurement is 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, have been included in the contract terms and conditions and are under Legal review.

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

This contract is subject to review and approval of the Office of the New York State Comptroller (“OSC”) and award will not be made prior to OSC approval.

M/W/SVDOB Information

MTA Department of Diversity and Civil Rights assigned zero goals for this procurement.

Alternatives

None recommended. PTC is a federal mandate. No other firms have access to the proprietary designs, specifications, and drawings for the existing Wabtec portions of the PTC System and therefore cannot readily provide these services. In addition, the Railroads lack available in-house technical personnel to perform the scope of work associated with this contract.

Impact on Funding

The period of performance for this arrangement is five years at a total not-to-exceed value of \$36,456,013 for the Railroads. Funding for work under this contract will be taken from the funding sources applicable to each task released. This could include operating, capital or federally funded sources. Based upon availability of funds, approval from the Board will be requested if the options are to be exercised.

Contracts Department

Evan Eisland, Executive Vice President and General Counsel

**PROCUREMENT PACKAGE
APRIL 2026**

PROCUREMENTS

The Procurement Agenda this month includes 3 actions for a proposed expenditure of \$ 25.6 M.

Staff Summary

Subject Request Authorization for Several Procurement Actions					
Contracts Department Evan Eisland, Executive Vice President and General Counsel					
Board Action					
Order	To	Date	Approval	Info	Other
1	Capital Program Committee	4/27/26	X		
2	Board	4/29/26	X		

Date: April 21, 2026			
Internal Approvals			
	Approval		Approval
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>
F. Personal Service Contracts	1	\$	21,502,283
SUBTOTAL	1	\$	21,502,283

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	\$	4,099,281
SUBTOTAL	2	\$	4,099,281
TOTAL	3	\$	25,601,564

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.

APRIL 2026

LIST OF COMPETITIVE PROCUREMENTS FOR BOARD APPROVAL

Procurements Requiring Majority Vote:

Schedule F. Personal Service Contracts

(Staff Summaries required for all items greater than \$1M.)

- | | | | |
|----|---|---------------------|--------------------------------------|
| 1. | EXP-Urbahn Joint Venture
Contract No. D81760 | \$21,502,283 | <u>Staff Summary Attached</u> |
|----|---|---------------------|--------------------------------------|

MTA Construction and Development requests Board approval to award a publicly advertised and competitively solicited contract for design and engineering services to support the development of three Design-Build contracts for accessibility improvements and miscellaneous rehabilitation work on New York City Transit's Queens Boulevard, Grand Concourse and Nostrand Avenue Lines

Staff Summary

Schedule F: Personal Service Contracts

Item Number 1					
Department, Department Head Name: Delivery, William Montanile, Senior Vice President, Stations					
Board Reviews					
Order	To	Date	Approval	Info	Other
1	Capital Program Committee	04/27/26	X		
2	Board	04/29/26	X		
Internal Approvals					
Order	Approval	Order	Approval		
X	Deputy Chief, Development	X	Executive Vice President & General Counsel		
X	Deputy Chief, Delivery	X	President		

SUMMARY INFORMATION	
Vendor Name	Contract Number
EXP-Urbahn Joint Venture	D81760
Description	
Design Services for Three Line Bundles: Queens Boulevard, Grand Concourse and Nostrand Avenue Lines	
Total Amount	
\$21,502,283	
Contract Term (including Options, if any)	
23 months	
Option(s) included in Total Amount?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Renewal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Procurement Type	
<input checked="" type="checkbox"/> Competitive <input type="checkbox"/> Noncompetitive	
Solicitation Type	
<input checked="" type="checkbox"/> RFP <input type="checkbox"/> Bid <input type="checkbox"/> Other:	
Funding Source	
<input type="checkbox"/> Operating <input checked="" type="checkbox"/> Capital <input type="checkbox"/> Federal <input type="checkbox"/> Other:	

ACTION/RECOMMENDATION

MTA Construction and Development (“C&D”) requests Board approval to award a publicly advertised and competitively solicited contract (the “Contract”) for preliminary design and engineering services to support the development of three Design-Build contracts for accessibility improvements and miscellaneous rehabilitation work on New York City Transit’s (“NYCT”) Queens Boulevard, Grand Concourse and Nostrand Avenue Lines to EXP-Urbahn Joint Venture, a joint venture consisting of EXP Services PC and Urbahn Architects PLLC (“EXP-Urbahn”). The Contract is in the not-to-exceed amount of \$21,502,283 and for a duration of 23 months.

DISCUSSION

In furtherance of C&D’s objective to bundle projects in order to accelerate accessibility and state of good repair work and minimize public impacts from these projects, EXP-Urbahn will provide preliminary design and engineering services in support of three design-build contracts, one for each of the three lines. Each contract will include ADA upgrades, structural repairs along the line; and station rehabilitation work. The contract for the Nostrand Avenue Line will also include escalator replacement. Under the Contract, EXP-Urbahn will conduct site surveys to establish the existing site conditions; prepare preliminary design and bridging documents and support C&D in establishing design-builder performance requirements and preparing Request for Qualifications and Request for Proposals (“RFP”) packages.

A one-step procurement process was conducted for this Contract. An RFP was publicly advertised and seven firms submitted proposals in response to the RFP:

- EXP-Urbahn
- Arup-GF Design JV, a joint venture of Arup US Inc. and Gannett Fleming Engineers and Architects, P.C. (“Arup-GF”)
- Henningson, Durham & Richardson Architecture and Engineering, P.C. (“HDR”)
- Parsons Transportation Group of New York, Inc. (“Parsons”)
- STV Incorporated (“STV”)
- Transit Design Alliance, a joint venture of Naik Consulting Group, P.C. and KS Engineers, P.C. (“Naik-KS”)
- WSP USA Inc (“WSP”)

The selection committee consisting of representatives from C&D Delivery, Development, and Contracts evaluated the proposals utilizing the following pre-established selection criteria: experience in relevant disciplines; proposed staffing plan and availability of resources; proposed management approach and schedule; program understanding and proposed technical approach; diversity practices; and other relevant matters. The selection committee reviewed each technical proposal and ranked them as follows:

1	Arup-GF
2	EXP-Urbahn
3	HDR
4	Parsons
5	STV
6	Naik-KS
7	WSP

The selection committee then reviewed price proposals, and after considering both technical and pricing factors, invited Arup GF, EXP-Urbahn and STV for oral presentations. The selection committee determined that Arup-GF (\$32,845,472) presented the best technical proposal which provided a comprehensive approach to the projects, presenting an experienced team and providing well thought out solutions for anticipated problems. The selection committee determined that, although its proposal fell outside the competitive price range, it was beneficial to retain Arup-GF in the process to determine if through further discussion and refinement of its proposal, it might be revised with respect to price. EXP-Urbahn (\$29,591,300), likewise presented a comprehensive proposal showing its capacity and technical ability to perform the work. STV (\$22,810,171) provided a low cost proposal that, although deficient in certain respects, demonstrated sufficient relevant experience and presented a viable staffing plan which the selection committee felt warranted providing STV with an opportunity to clarify and expand upon its proposal during oral presentations.

HDR (\$30,045,749) presented a proposal that was outside the competitive range and did not demonstrate a technical or managerial approach that seemed likely to be of best value. Parsons (\$21,918,550), Naik-KS (\$29,346,705) and WSP (\$29,889,300), although all within or below the competitive range, provided proposals that contained various technical deficiencies and/or demonstrated a lack of availability of proposed staff. Consequently, HDR, Parsons, Naik-KS and WSP were not invited for oral presentations.

Following oral presentations, the selection committee recommended Arup-GF and EXP-Urbahn for negotiations. Both firms proposed teams that are readily available, demonstrated a clear understanding of the three projects, presented practical solutions to perceived project challenges, including limited space conditions at the work sites and also articulated initiatives to aid or improve project milestones, such as advancing design elements on stations concurrently with field condition surveys at other stations and proactively managing the stakeholders in order to achieve established milestones. STV was not selected for negotiations because, notwithstanding its low-price proposal, in the oral presentations it remained unable to clarify how the generalized principles contained in its proposal could be applied to this particular project and did not address the specific challenges or requirements associated with the projects.

Two post-proposal addenda were issued to Arup-GF and EXP-Urbahn, which included station component repair work for the 63rd Drive-Rego Park Station on the Queens Boulevard Line; and station component repair work for the Newkirk Station on the Nostrand Avenue Line. Both consultants were required to submit revised proposals before negotiations. Negotiations were conducted focusing on the staffing and hours for providing the deliverables outlined in the scope of work. Revised proposals were subsequently received from each participant. Arup-GF's revised proposal was considerably above EXP-Urbahn's revised price and, as both teams were deemed to be technically comparable, C&D decided to eliminate Arup-GF from consideration because its revised proposal remained beyond the competitive range.

Additional negotiations were held with EXP-Urbahn, confirming the team's ability to complete the scope of work and provide all deliverables for the three construction contracts. Overhead rates were reviewed and adjusted pursuant to MTA Audit recommendations. After negotiations concluded, EXP-Urbahn submitted a Best and Final Offer ("BAFO") in the not-to-exceed amount of \$21,502,282.54. EXP-Urbahn was determined to offer the best overall value to the MTA. The team was able to clearly convey their understanding of the three projects by describing with specificity activities meant to minimize delays, describe project challenges associated with the work being performed, and illustrate their role in managing stakeholder requirements and expectations, EXP-Urbahn's BAFO of \$21,502,282.54 is deemed fair and reasonable, and the selection committee unanimously voted to award the Contract to EXP-Urbahn.

In connection with the review of EXP-Urbahn and its joint venture partners', EXP Services PC and Urbahn Architects PLLC, responsibility pursuant to the All-Agency Responsibility Guidelines, no significant adverse information was discovered and EXP-Urbahn and its joint venture partners are determined to be responsible vendors.

M/W/DBE INFORMATION

The MTA Department of Diversity and Civil Rights has established a 15% Minority-owned Business Enterprise, 15% Women-owned Business Enterprise and 6% Service-Disabled Veteran Owned Business goals for this Contract. EXP-Urbahn is committed to meeting the goals requirements. EXP-Urbahn has not recently completed any MTA contracts with goals; therefore, no assessment of performance is available at this time.

IMPACT ON FUNDING

Funding for the Contract is included in the NYCT portion of MTA's 2025-2029 Capital Program.

ALTERNATIVES

None recommended. Currently, MTA lacks available in-house technical personnel to perform the scope of work associated with this Contract.

APRIL 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)

- 2. East Harlem Community Collaborators JV \$2,399,281 Staff Summary Attached**
Contract No. 16457-0100

MTA Construction and Development requests Board ratification of a modification to provide continued community outreach services in support of Second Avenue Subway Phase 2.

- 3. Hitachi Rail GTS USA Inc. \$1,700,000 Staff Summary Attached**
Contract No. S48013-2

MTA Construction and Development requests Board ratification of a modification to implement several software upgrades to the carborne CBTC equipment for the R211 fleet so that it complies with MTA's updated CBTC Interoperability Interface Specification.

Staff Summary

Schedule K: Ratification of Completed Procurement Actions

Item Number: **2**

Vendor Name (& Location) East Harlem Community Collaborators JV
Description Community Outreach Services for Phase II of the Second Avenue Subway Project
Contract Term (including Options, if any) March 28, 2017 – August 31, 2025
Option(s) included in Total Amount? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Procurement Type <input checked="" type="checkbox"/> Competitive <input type="checkbox"/> Non-competitive
Solicitation Type <input type="checkbox"/> RFP <input type="checkbox"/> Bid <input checked="" type="checkbox"/> Other: Modification
Funding Source <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Capital <input checked="" type="checkbox"/> Federal <input type="checkbox"/> Other:
Requesting Dept/Div & Dept/Div Head Name: Delivery, Mark Roche, Deputy Chief Development Officer

Contract Number 16457-0100	AWO/Modification # 5
Original Amount:	\$ 7,268,759.38
Prior Modifications:	\$ (358,814.76)
Prior Budgetary Increases:	\$ 0
Current Amount:	\$ 6,909,944.62
This Request:	\$ 2,399,281
% of This Request to Current Amount:	34.7%
% of Modifications (including This Request) to Original Amount:	28%

Discussion:

This Contract, which was awarded on March 22, 2017, provides for community outreach services in support of the Second Avenue Subway (“SAS”) Phase II Project. MTA Construction & Development (“C&D”) requests Board ratification of a modification, in the not-to-exceed amount of \$2,399,281, to extend the Contract term by 14 months to October 31, 2026.

Pursuant to this Modification, the consultant will continue to staff, manage and maintain the SAS Community Information Center (“CIC”) which serves as an information hub for the SAS Phase II project in Harlem for community engagement. The consultant will continue to develop informational materials to advise the community and officials of the project schedule and any associated disruptions to services and access; and provide graphic support for CIC exhibits, promotional materials, wayfinding signage, public workshops and other printed materials. Additionally, the consultant will continue to support MTA’s community outreach activities under the supervision of MTA Public Affairs. These services include coordinating and assisting in the development of programming activities and events at the CIC; conducting tours, educational events and meetings with local community leaders and groups; assisting in the preparation of materials for presentations to Community Boards and elected officials. MTA is extending this Contract through October 2026 in order to competitively solicit a new contract to continue to provide these services for the remainder of Phase 2 instead of extending this Contract further.

The consultant submitted its cost proposal in the amount of \$2,399,281. The project team prepared a cost estimate for the extension of the Contract term based on the actual hours and expenditures incurred over the duration of the Contract and the forecasted use over the extension period. The consultant’s proposal is consistent with this analysis and C&D deems the proposal to be fair and reasonable. In order to prevent interruption of CIC operations, authorization was obtained from the President of C&D for the consultant to continue providing services under the Contract while this modification was being processed.

Staff Summary

Schedule K: Ratification of Completed Procurement Actions

Item Number: **3**

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

Contract Number	AWO/Modification #	
S48013-2	11	
Original Amount: (including options)	\$	47,174,567
Prior Modifications:	\$	51,338,000
Prior Budgetary Increases:	\$	0
Current Amount:	\$	98,512,567
This Request:	\$	1,700,000
% of This Request to Current Amount:		1.2%
% of Modifications (including This Request) to Original Amount:		3.6%

DISCUSSION:

Contract S48013-2 (the “Contract”) requires Hitachi Rail GTS USA Inc. (“Hitachi”) to provide 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 implement several software upgrades to the carborne CBTC equipment for the R211 fleet so that it complies with MTA’s updated CBTC Interoperability Interface Specification (“I2S”).

Since award of this Contract in 2019, C&D, 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 Hitachi to implement software changes addressing four updates to the I2S that were issued after Contract award and that will improve train speed adjustments and location monitoring, train door and platform monitoring, and will prevent unnecessary emergency braking during train operation. In order to ensure coordination of this work with the contractor’s software release schedule, authorization was obtained from the President of C&D on March 30, 2026. for the contractor to proceed with the updates to the carborne equipment necessary to implement the changes made to the I2S.

The Contractor submitted a proposal of \$2,373,077.38 for the added work. Negotiations yielded a final lump sum cost of \$1,700,000, which is considered fair and reasonable. This modification will not affect the Contract schedule.

APRIL 2026

MTA REAL ESTATE

FINANCE COMMITTEE AGENDA ITEMS

1. TRANSACTIONAL ACTION ITEMS

Metropolitan Transportation Authority

- a. License with Web Food Products, Inc. for MTA Police Department vehicle parking at 143-19 94TH Avenue, Jamaica, NY

MTA Metro-North Railroad

- b. Acquisition of property interests along Erskine Place in the Bronx from the City of New York in support of the Penn Station Access Project
- c. Amendment to the license with Dover Greens LLC for commuter parking at the Harlem Valley-Wingdale Station

MTA Grand Central Madison

- d. Lease with Beer Table LLC for retail space in the Grand Central Madison Concourse

2. INFORMATION ITEMS

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

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

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

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

METROPOLITAN TRANSPORTATION AUTHORITY

Staff Summary

Subject AMENDMENT TO THE LICENSE WITH WEB FOOD PRODUCTS FOR MTA POLICE DEPARTMENT VEHICLE PARKING AT 143-19 94TH AVENUE, JAMAICA, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name ANDREW D. GREENBERG

Date APRIL 30, 2026
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	Finance Committee	04/28/26	X		
2	Board	04/30/26	X		

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

AGENCY: Metropolitan Transportation Authority (“MTA”)
LICENSOR: Web Food Products, Inc.
LOCATION: 143-19 94th Avenue, Jamaica, NY
PREMISES: A portion of the parking lot comprising 26 parking spaces
USE: MTA Police Department (“MTAPD”) vehicle parking
ACTION REQUESTED: Authorization to enter into an amendment to the license agreement
TERM: Two (2) years terminable by either party on 60 days’ notice

COMPENSATION	Term	Fee Per Month/Per Parking Space	Annual Total Cost
	2/1/26 – 1/31/27	\$408	\$127,296.00
	2/1/27 – 1/31/28	\$420	\$131,040.00

MAINTENANCE AND REPAIRS: MTA remains responsible for all maintenance and repairs within its exclusive fenced in parking area.
SECURITY DEPOSIT: None.

COMMENTS:

MTAPD currently occupies the Location, which provides approximately 26 exclusive parking spaces for MTAPD vehicles. The original license term was two (2) years, from February 1, 2024 through January 31, 2026. A survey of surrounding parking facilities identified several lots; however, the Location remains the optimal choice geographically, and due to the secured nature of the 26 parking spaces located within a distinct fenced-off area with a dedicated entrance and 24/7 access, accommodating MTAPD’s specific operational requirements.

An analysis of the marketplace for parking identified multiple lots in the general area; however, 24-hour, 7-day operation with anytime accessibility and the exclusivity of a separately gated section is not available at those locations. Comparable

**FINANCE COMMITTEE MEETING
AMENDMENT TO THE LICENSE WITH WEB FOOD PRODUCTS, INC. FOR MTA POLICE
DEPARTMENT VEHICLE PARKING AT 143-19 94TH AVENUE, JAMAICA, NY (Cont'd)**

Page 2 of 2

monthly parking rates in the vicinity range from \$275 to \$400 per parking space. Furthermore, this site was originally acquired to address the MTAPD's urgent need to eliminate street parking in the area, and it uniquely satisfies the MTAPD's operational and security requirements.

Based on the foregoing, MTA Real Estate requests authorization to enter into an amendment to the license agreement on behalf of the MTA Police Department ("MTAPD") with Web Food Products, Inc. to retroactively extend the term for a period of two (2) years under the above-described terms and conditions.

MTA METRO-NORTH RAILROAD

Staff Summary

Subject ACQUISITION OF PROPERTY ALONG ERSKINE PLACE IN THE BRONX FROM THE CITY OF NEW YORK IN SUPPORT OF THE PENN STATION ACCESS PROJECT
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name GARRETT BURGER

Date APRIL 30, 2026
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	MNR Committee	04/28/26		X	
2	Finance Committee	04/28/26	X		
3	Board	04/30/26	X		

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

AGENCY: Metropolitan Transportation Authority (“MTA”) and MTA Metro-North Railroad (“MNR”)
SELLER: City of New York (the “City”)
LOCATION: 2195 Palmer Avenue, Bronx, NY (south side of Erskine Place in between I-95/the New England Thruway and Boller Avenue)
PREMISES: 377± square foot parcel comprising Tax Lots 17 & 18 in Block 5131 on the Tax Map of the City of New York, Bronx County
USE: Sidewalk leading to the future Co-op City Station as part of the Penn Station Access Project (the “Project”)
ACTION REQUESTED: Authorization to acquire the Premises in support of the Project
PURCHASE PRICE: To be determined pursuant to Section 1266(12-a) of the Public Authorities Law of the State of New York (the “PAL”)

COMMENTS:

The MTA, acting through MTA Construction and Development (“MTAC&D”), is undertaking the Project to bring MNR service from the Bronx to Penn Station. As part of the Project, MTA C&D is modernizing portions of Amtrak’s railroad infrastructure on its Hell Gate Line by realigning tracks, optimizing overhead catenary systems, building electrical power systems inclusive of substations, replacing and installing signal equipment along the Hell Gate Line, and constructing four (4) new MNR passenger stations along said line .

In connection with the construction of the Project, the MTA must acquire the Premises, which is required for the construction of a sidewalk that will connect to the future MNR Co-op City Station, which will be one (1) of the four (4) new MNR passenger stations. The Premises is owned by the City and comprises two long, slender tax lots, of less than one foot in width, that collectively extend approximately 450 feet in between Erskine Place and Amtrak’s right-of-way.

The MTA will acquire the Premises pursuant to PAL Section 1266(12-a), which provides the MTA with an efficient, cost-effective pathway to acquire property from the City required for certain critical capital projects by permitting the transfer of title to the property to occur before the purchase price is determined and by detailing the post-closing process for determining the purchase price. As per PAL Section 1266(12-a)(a), upon approval by the MTA Board and consent of the

FINANCE COMMITTEE MEETING

ACQUISITION OF PROPERTY INTERESTS ALONG ERSKINE PLACE IN THE BRONX, NY FROM THE CITY OF NEW YORK IN SUPPORT OF THE PENN STATION ACCESS PROJECT

Page 2 of 2

City, the MTA can acquire property owned by the City that the MTA has determined is required for certain projects in the MTA's 2015-2019, 2020-2024 and 2025-2029 approved Capital Programs, including the Project.

PAL Section 1266(12-a)(a) also provides that any such acquisition will be subject to PAL Section 1266-c. This means that, as the Premises are an insubstantial addition to properties contiguous thereto which are used for transportation purposes, the MTA is authorized to accept from the City, after receiving mayoral authorization, the conveyance of the Premises. In this instance, upon mayoral authorization, the City will deliver to the MTA a quitclaim deed conveying all of the City's interest, if any, in the Premises to the MTA.

The Purchase Price for the Premises will be determined pursuant to PAL Section 1266(12-a)(b), which enables the MTA to acquire title to the property, as described above, subject to a determination of its fair market value and future payment of the Purchase Price to the City. MTA Real Estate will inform the MTA Board after negotiations with the City have concluded, and the MTA and the City have agreed on the Purchase Price.

Based on the foregoing, MTA Real Estate requests authorization to acquire the Premises from the City pursuant to the above-described terms and conditions.

Staff Summary

Subject LICENSE AGREEMENT WITH DOVER GREENS LLC FOR COMMUTER PARKING AT THE MNR HARLEM VALLEY-WINGDALE STATION
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name GARRETT BURGER

Date APRIL 30, 2026
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	MNR Committee	04/28/26		X	
2	Finance Com.	04/28/26	X		
3	Board	04/30/26	X		

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

AGENCY: MTA Metro-North Railroad ("MNR")
LICENSOR: Dover Greens, LLC
LOCATION: 73 Wheeler Road, Wingdale, NY 12594; adjacent to MNR's Harlem Valley-Wingdale Station
PREMISES: 37,000 ± square feet parcel comprising 83 parking spaces, drive aisles, access drives, and drainage improvements (portions of Tax Lots 555750 and 814768 in Section 7059 on the Tax Map of the Town of Dover, Dutchess County)
USE: Commuter parking, associated access and maintenance of drainage improvements
ACTION REQUESTED: Authorization to enter into a license agreement
TERM: Three (3) years
COMPENSATION: \$10,000 per annum; and a one-time retroactive payment of \$54,969.41

COMMENTS:

MNR is seeking to enter into a license agreement with Licensor to retain existing commuter parking at the Harlem Valley-Wingdale Station. On December 6, 1996, MNR entered into a twenty-five (25) year easement agreement ("NYS Easement Agreement") with the State of New York ("NYS") to construct, maintain, and improve commuter parking at the Harlem Valley-Wingdale Station. The NYS Easement Agreement also provided MNR with access to and from the parking areas and the ability to install and maintain drainage improvements to collect and discharge stormwater runoff associated with the parking facility. There was no compensation payable by MNR.

NYS sold the Premises to a private entity in October 2003, and following several other conveyances, the Licensor acquired the Premises in July 2013. The NYS Easement Agreement expired on December 6, 2021, but MNR has continued to occupy the Premises and operate the commuter parking facility without compensating the current owner.

MTA Real Estate initiated negotiations with the Licensor, who has agreed to a three-year license agreement, retroactive to January 1, 2026, with an annual fee of \$10,000. This license fee is in line with a broker's opinion of value obtained by MTA Real Estate. In addition, since MNR has continued to operate parking on the Premises since the expiration of the NYS Easement Agreement, the Licensor requested that MNR retroactively compensate them for this use. Following negotiations, the Licensor has agreed to a retroactive payment of \$54,969.41, which is based on a daily rate that is lower

**FINANCE COMMITTEE MEETING
LICENSE AGREEMENT WITH DOVER GREENS LLC FOR COMMUTER PARKING AT THE MNR
HARLEM VALLEY-WINGDALE STATION (Cont'd.)**

Page 2 of 2

than what MNR will pay under the terms of the above-described new license agreement, to cover the period from December 6, 2021 through December 31, 2025 which payment shall be incorporated into the terms of the new license agreement..

Based on the foregoing, MTA Real Estate requests authorization to enter into a license agreement on behalf of MNR with Dover Greens LLC under the above-described terms and conditions.

MTA GRAND CENTRAL MADISON

Staff Summary

Subject LEASE WITH BEER TABLE LLC FOR RETAIL SPACE IN THE GRAND CENTRAL MADISON CONCOURSE
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name KIM TREVISAN

Date APRIL 30, 2026
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	MNR Committee	04/28/26		x	
2	Finance Committee	04/28/26	x		
3	Board	04/30/26	x		

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

AGENCY: MTA Grand Central Madison Operating Company ("GCM")
LESSEE: BTCT4 LLC d/b/a Beer Table ("Beer Table")
LOCATION: Grand Central Madison
PREMISES: Space A3120: Approximately 1,003 sq. ft.
USE: Retail sale of craft beer /snacks & groceries
ACTION REQUESTED: Authorization to enter into a lease agreement
TERM: 10 years
COMMON AREA MAINTENANCE: \$23,069.00 with 3% annual escalations
LESSEE WORK: Lessee to build out the space for their permitted use and to install first-class quality trade fixtures, equipment, and lighting throughout

BASE RENT:	Year	Guaranteed	Percentage Rent
		Annual Minimum Rent	
	1	\$0.00	7.5% of gross sales over breakpoint of \$100,000
	2	\$0.00	7.5% of gross sales over breakpoint of \$250,000
	3	\$48,000.00	7.5% of gross sales over breakpoint of \$1,000,000
	4	\$50,400.00	7.5% of gross sales over breakpoint of \$1,000,000
	5	\$52,920.00	7.5% of gross sales over breakpoint of \$1,000,000
	6	\$55,566.00	7.5% of gross sales over breakpoint of \$1,000,000
	7	\$58,344.00	7.5% of gross sales over breakpoint of \$1,000,000
	8	\$61,262.00	7.5% of gross sales over breakpoint of \$1,000,000
	9	\$64,325.00	7.5% of gross sales over breakpoint of \$1,000,000
	10	\$67,541.00	7.5% of gross sales over breakpoint of \$1,000,000

Staff Summary

FINANCE COMMITTEE MEETING

LEASE WITH BEER TABLE LLC FOR RETAIL SPACE AT GRAND CENTRAL MADISON (cont'd)

COMMENTS:

Unit A3120, along with five other retail units, was publicly offered via a Request for Proposals (“RFP”) issued on January 31, 2025, for a single operator to operate in A3120, located on the Grand Central Madison Concourse south of the 45th Street escalators.

One (1) proposal was received on March 12, 2025. Beer Table’s proposal was evaluated according to the Selection Process guidelines outlined in the Real Estate Department Real Property Disposition Guidelines last approved by the MTA Board in March, 2025. After review and consideration, Beer Table’s proposal was deemed complete and responsible. Additionally, the proposal was evaluated by MTA Real Estate’s third-party real estate service providers CBRE and SMG against the selection criteria listed in the RFP and both CBRE and SMG recommended Beer Table for selection.

A Conditional Designation Letter (“CDL”) was issued to Beer Table on April 8, 2025. After issuance of the CDL, Beer Table conducted due diligence, determined the true cost to build out the space and resubmitted their offer. MTA Real Estate in conjunction with CBRE, our third-party real estate provider, negotiated the base rent and percentage rent with Beer Table as summarized below and received a fully executed CDL on May 9, 2025.

Proposer	Term	Use	Yr 1 MAG / % Rent	% Rent	NPV (MAG & % Rent)
BTCT4 d/b/a Beer Table	10 years	Sale of Craft Beer/ Snacks/Groceries	Yr 1 & 2 \$0.00 Yr 3-10 \$48,000 with 3% annual escalations	Year 1- 7.5% over \$100,000 Year 2 – 7.5% over \$250,000 Years 3- 10 7.5% over \$1,000,00	\$687,863.13

Leases negotiations were protracted and concluded in March, 2026. The net present value of the base rent proposal is \$311,967.03 (calculated at 6%) which is in line with the appraised value of the Premises, as estimated by an independent appraiser.

The owner/operator of Beer Table is a current Grand Central Terminal tenant in good standing, operating in space MC-15 and MC-36 for over five (5) years, offering craft beer, snacks and groceries.

Beer Table has proposed investing \$451,490 to build out the Premises for their permitted use and install first-class quality trade fixtures, equipment, and lighting throughout the Premises, together with all other alterations required to fit out the Premises according to code.

Based on the foregoing, MTA Real Estate requests authorization for MTA Grand Central Madison Operating Company to enter into a Lease with BTCT4 LLC d/b/a Beer Table under the above-described terms and conditions.