THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY

COMMITTEE ON OPERATIONS
MINUTES
Thursday, September 19, 2002

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COMMITTEE ON OPERATIONS
225 Park Avenue South
New York, NY
Thursday, September 19, 2002

PRESENT:

Hon. Charles A. Gargano, Chair
Hon. Anthony J. Sartor
Hon. Henry R. Silverman
Hon. Anastasia M. Song
Hon. Jack G. Sinagra, *ex officio*
Committee Members

Joseph J. Seymour, Executive Director
Jeffrey S. Green, General Counsel
Karen E. Eastman, Secretary

Gregory G. Burnham, Chief Technology Officer
Ernesto L. Butcher, Chief Operating Officer
Janice Chiantese, Special Advisor to the Chairman
Anthony G. Cracchiolo, Director, Priority Capital Programs
Michael R. DeCotiis, Deputy Executive Director
Michael P. DePallo, Director, PATH
Linda C. Handel, Assistant Secretary
Edward L. Jackson, Director, Financial Services
Louis J. LaCapra, Chief Administrative Officer
Michael A. Petralia, Chief of Public and Government Affairs
Alan L. Reiss, Deputy Director, Aviation
Myron D. Ronis, Deputy Director, Port Commerce
Cruz C. Russell, Director, Policy and Planning
Edmond F. Schorno, Chief of Staff
Richard Wright, State Legislative Representative, Government and Community Affairs

Guests:
Jay Hector, New York Empire State Development Corporation
Paul Higgins, New York Empire State Development Corporation
Robert Zerrillo, New York Governor's Office

The Committee meeting was called to order in executive session by the Chair at 12:50 p.m. and ended at 1:40 p.m.

Action on Minutes

The Secretary reported that the Minutes of the meeting of February 28, 2002 had been signed and distributed to the Commissioners and staff.

Whereupon, the Committee approved the Minutes of the meeting of February 28, 2002.

AGREEMENT WITH GREATER JAMAICA DEVELOPMENT CORPORATION FOR IMPROVEMENTS TO SUTPHIN BOULEVARD UNDERPASS AND RELATED PROPERTY ACQUISITIONS

At its July 26, 2001 meeting, the Board authorized the Executive Director to facilitate AirTrain JFK services by entering into an agreement with the Greater Jamaica Development Corporation (GJDC) to provide an amount of up to $5.5 million to plan for and accomplish the following two objectives:

- to have GJDC provide vehicular and pedestrian improvements to the Sutphin Boulevard underpass between Archer Avenue and 94th Avenue (East Side) in Queens, New York; and

- to have GJDC make related property acquisitions in the vicinity of Sutphin Boulevard to ease pedestrian flow and integrate AirTrain improvements with local redevelopment efforts.

Improvements to the Sutphin Boulevard underpass have been recognized as an integral part of the redesign at the Long Island Railroad (LIRR) Jamaica Station (Station) location and will facilitate the provision of AirTrain services. Similarly, agreements with respect to certain parcels of land on 94th Avenue in the vicinity of the Station will assure that best practices in transit-related development are being undertaken at the Station, by facilitating the creation of an intermodal transfer point and ancillary facilities comparable to the best European facilities, and will assure that future improvements will be made in a manner consistent with the use of the Station as a transportation hub and facilitate the efficient use of the AirTrain portion of the Station.

The Board's authorization of last July included a requirement that the final details of the agreement between GJDC and the Port Authority be presented to the Committee on Operations for approval.

In essence, the proposed agreement establishes that the Port Authority will pay GJDC up to $5.5 million in total. Two hundred thousand dollars of these funds will be allocated for planning and design, and up to $3.3 million, subject to final appraisal, will be allocated for property acquisition. Under this agreement, GJDC will purchase property bordering on the northeast corner of Sutphin Boulevard and 94th Avenue. The lots to be purchased - all within Block 9998 – are: 25, owned by the Land and Sea Development Corporation; 48 and 144, owned by the New York Metropolitan Transportation Authority; 42 and 43, owned by Judith Heller; 19 and 22, owned by Stanford Equities; and a portion of the LIRR right-of-way.

In addition, the Port Authority will pay GJDC up to $2 million to be used for improvements to the Sutphin Boulevard underpass, including up to $66,000 for project administration. These improvements will include the development of commercial storefronts and a pedestrian passageway that will incorporate numerous aesthetic upgrades, such as trash removal, signage, lighting and other finishes.

The agreement secures the Port Authority's ability to: review designs and architectural features of the improvements at the underpass and the adjacent property; assure that future improvements to the adjacent property will be made in a manner consistent with use of Jamaica Station as a transportation hub; allow for sequencing of construction efforts to avoid conflict with AirTrain construction; and use GJDC parcels for staging of AirTrain construction as may be needed. The agreement also provides the Port Authority with the opportunity to provide input into the future use and organization of the parcels. Finally, the agreement establishes periodic funding to meet project milestones, subject to Port Authority approval, and further provides for Port Authority auditing of all GJDC expenditures of Port Authority funds.

Pursuant to the foregoing report, the following resolution was adopted by the Committee in executive session with Commissioners Gargano, Sartor, Silverman, Sinagra and Song voting in favor; none against:

> **RESOLVED**, that an agreement with the Greater Jamaica Development Corporation (GJDC) in support of AirTrain JFK, under which the Port Authority will pay up to $5.5 million to GJDC, $200,000 of those funds to be used for planning and design, up to $3.3 million to be used for property acquisition, and up to $2 million to be used for improvements to the Sutphin Boulevard underpass (up to $66,000 of which may be used for project administration), substantially in accordance with the terms and conditions outlined to the Committee, be and it hereby is approved.

Whereupon, the meeting was adjourned.

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Secretary