

# Gateway Development Commission Board Meeting

November 16, 2023

# Agenda

Recent Developments

FSP Grant Award Announcement

Key Procurement Updates

2024 Proposed Operating & Capital Budget

120 Broadway License Agreement

Action Item



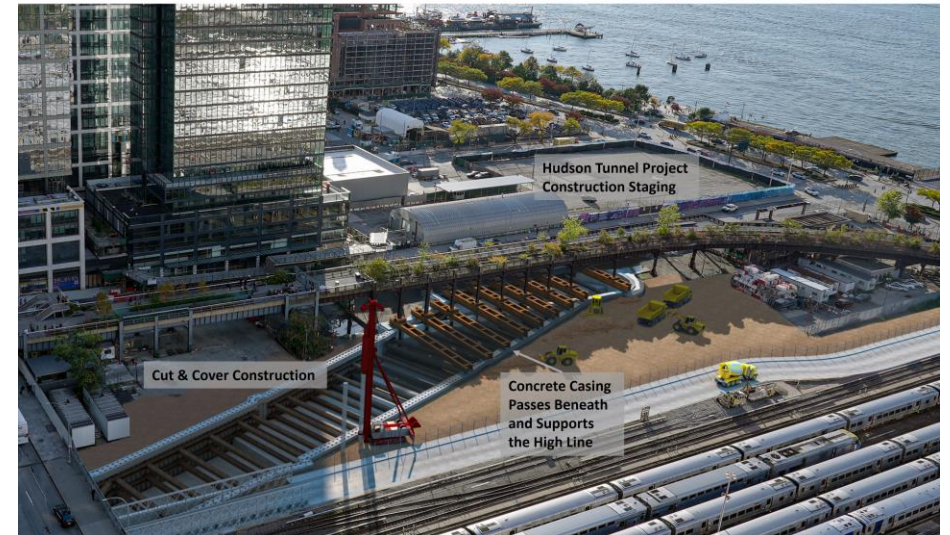
# Recent Developments

*Kris Kolluri, CEO*

# Recent Developments

- On November 3, Majority Leader Schumer, Secretary Buttigieg, Governors Hochul and Murphy, Senator Gillibrand, Infrastructure Coordinator Landrieu, and other officials joined Amtrak and GDC in **announcing the start of work in NY on the Hudson Tunnel Project as construction began on the Hudson Yards Concrete Casing – Section 3 (HYCC-3)**.
- After receiving its Notice to Proceed in October, **mobilization is beginning on the Tonelle Avenue Bridge and Utility Relocation Project** in North Bergen, New Jersey.
- Work on the Hudson Tunnel Project has now begun on both sides of the Hudson River.
- **FTA officially notified GDC that it is an eligible recipient of federal funding.**

Hudson Yards Concrete Casing Section 3



# Federal-State Partnership (FSP) for Intercity Passenger Rail Award Announcement

- On November 6, GDC was officially notified that the HTP was selected for an up to \$3.8 billion grant from the USDOT FSP Grant Program.
- The HTP is set to receive \$11 billion in federal funding, with a 70-30 funding split between federal and local partners.
- The FSP grant reduces the burden on the States of New York and New Jersey.
- FSP funds will be used for Package 2: Systems and Fit-Out, as well as for design support, design management, and construction management for Packages 1, 3, and 5.
- GDC will continue its work with the FRA and advise of steps needed to execute an FSP phased funding grant agreement.

Federal Funding for the Hudson Tunnel Project	
Federal Transit Administration (FTA) Capital Investment Grants (CIG) Program	\$6.88 billion
USDOT FSP Grant Program	\$3.8 billion
USDOT Rebuilding American Infrastructure with Sustainability & Equity (RAISE) Program	\$25 million

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# Key Procurement Updates

*Robert Hickman, Chief Administrative Officer*

# Key Procurement Updates

- GDC shortlisted five qualified teams that responded to an RFQ for work on the Palisades Tunnel.
- GDC co-hosted a DBE networking and project update event with Hudson County, in partnership with the Statewide Hispanic Chamber of Commerce of New Jersey and the African American Chamber of Commerce of New Jersey.
  - With more than 260 participants, this was GDC's most well-attended event to date.
  - 3 shortlisted firms for the Delivery Partner contract and 3 shortlisted firms for the Hudson River Ground Stabilization contract offered DBEs the opportunity to network and build relationships.





# 2024 Proposed Operating & Capital Budget

*Patrick McCoy, Deputy Chief Financial Officer*



# 2024 Proposed Operating & Capital Budget

<b>Operating Expenses</b>	
Staff	\$12,344,174
Professional Support Services (including financial advisory, outside legal counsel, and systems costs)	\$11,945,980
Federal-related Costs (Build America Bureau)	\$2,000,000
Rent and Utilities	\$595,175
Administration	\$439,516
Office Equipment, Services and Supplies	\$620,958
<b>Total Operating Expenses</b>	<b>\$27,945,803</b>
<b>Capital Expenses*</b>	
<b>Total Capital Expenses</b>	<b>\$40,327,636</b>
<b>Total Budgeted Expenses</b>	<b>\$68,273,439</b>
<b>General Reserve</b>	<b>\$40,825,964</b>

*\* Includes Delivery Partner, interest on revolving loan facility, and staffing and Budget plan expenses for the Supporting Execution Partners (SEP), (PANYNJ and NJT).*

## GDC 2024 Operating & Capital Budget: Process

- Pursuant to the GDC Act, the proposed 2024 budget will be available for public review at [www.gatewayprogram.org](http://www.gatewayprogram.org)
- The GDC Board will vote on the proposed budget at a Board Meeting in December 2023.

The background features a light green color with various decorative elements in a darker green. At the top, there are three horizontal lines of varying lengths. Below these are several horizontal lines, some of which are wavy or zigzag. The central focus is the title text, which is surrounded by a wavy line. Below the title, there are more horizontal lines, some wavy and some straight. At the bottom, there is a zigzag line and a single horizontal line.

# 120 Broadway License Agreement

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## License Agreement Terms

Term: January 1, 2024 – December 31, 2024

Rentable Square Feet: 9,288

License Fee: \$39,474 per month plus additional fees provided for under the License Agreement, including electricity. Base license fee of \$51 per square foot.

Comps: According to a [Coldwell Banker Richard Ellis \(CBRE\) Report](#), average asking rent in downtown Manhattan was \$57.19 per square foot in 2023.



# Action Item

## Action Item

- **Item #1123-01:** Resolution Authorizing the Execution of the License Agreement for Premises Located at 120 Broadway, New York, New York



**GATEWAY DEVELOPMENT COMMISSION**