

An aerial photograph of a large-scale construction or demolition site. Several yellow excavators are visible, some with their arms extended over a large pile of dark, loose soil. A long, narrow trench or excavation pit runs across the center of the site. In the background, there are some structures and more equipment. The overall scene is one of active earthmoving work.

Gateway Development Commission

Board Meeting

MAY 20, 2025

Agenda

Construction Update

Action Items

Executive Session



Construction Update

Tom Prendergast, CEO

Construction Milestone: HYCC-3 Project 50% Complete

The Hudson Yards Concrete Casing project is preserving the rail right-of-way beneath Hudson Yards

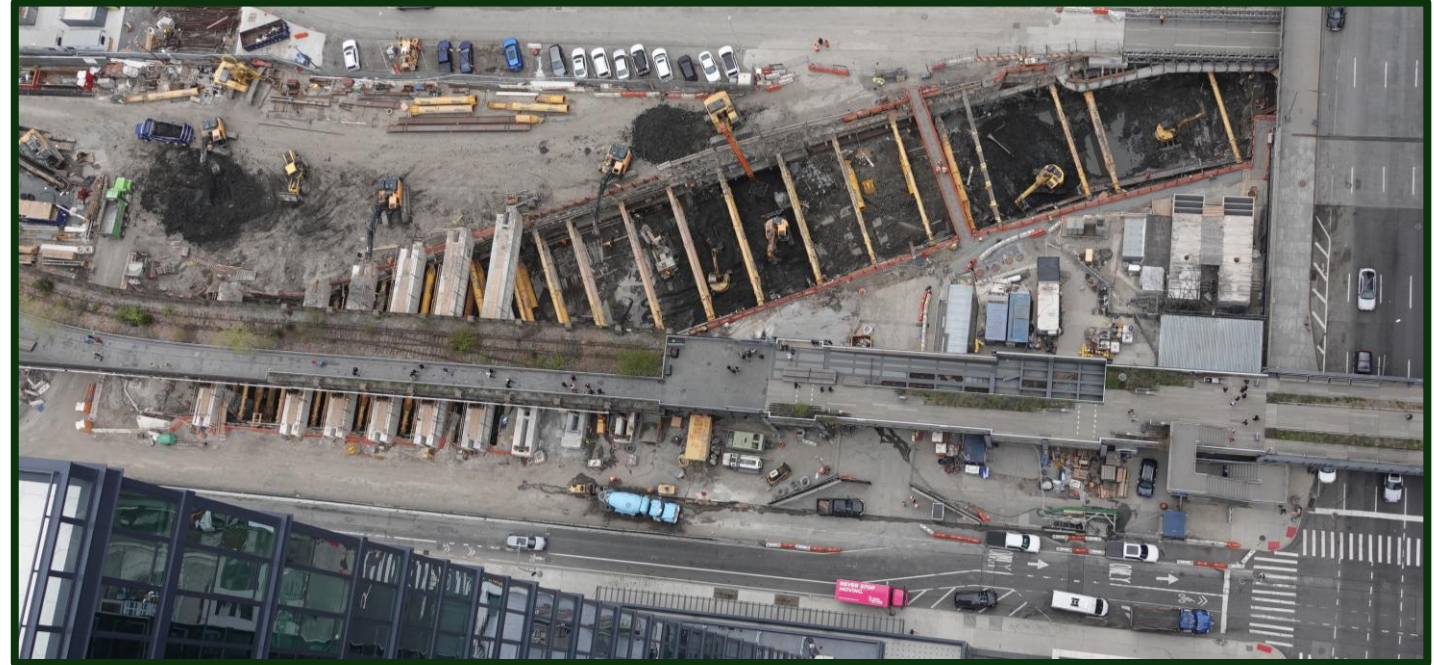
- Hudson Yards is the only location that provides appropriate space for the new tunnel to be fully integrated with existing Penn Station tracks and platforms
- Sections 1 and 2 of the concrete casing were completed in 2018
- HYCC-3 is the final link that will connect to the new tunnel under the Hudson River



Complex Construction Requiring Precise Work

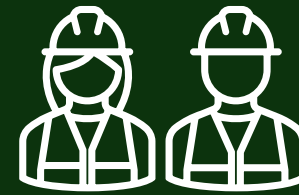
Various factors make HYCC-3 a challenging project

- Construction is taking place in a dense, urban environment
- This section of the concrete casing passes under the High Line
- Proximity to skyscrapers and underground infrastructure



Construction progress to date:

- **337 secant piles** driven to support the walls of the trench
- **40,600 tons of soil** and **more than 1 million gallons of water** removed
- **54 struts** installed in the trench



Construction is supporting
4,820 jobs and **\$400 million**
in labor income

**November
2023**

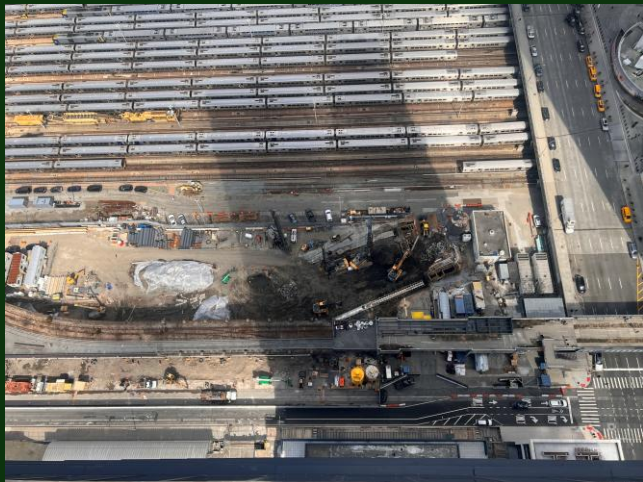
Construction
of HYCC-3
begins



Early work
involved
reinforcing the
High Line to
allow building
under the
pathway

**Upcoming
Milestones**

- Excavating to appropriate depths along the alignment
- Pouring concrete to form the tunnel box
- Construction expected to be complete in 2026



December 2024

Excavation and
dewatering of
the hole where
the new
concrete casing
section will be
built begins

May 2025

The trench is
now 50 feet
deep with
struts in place
to support the
walls



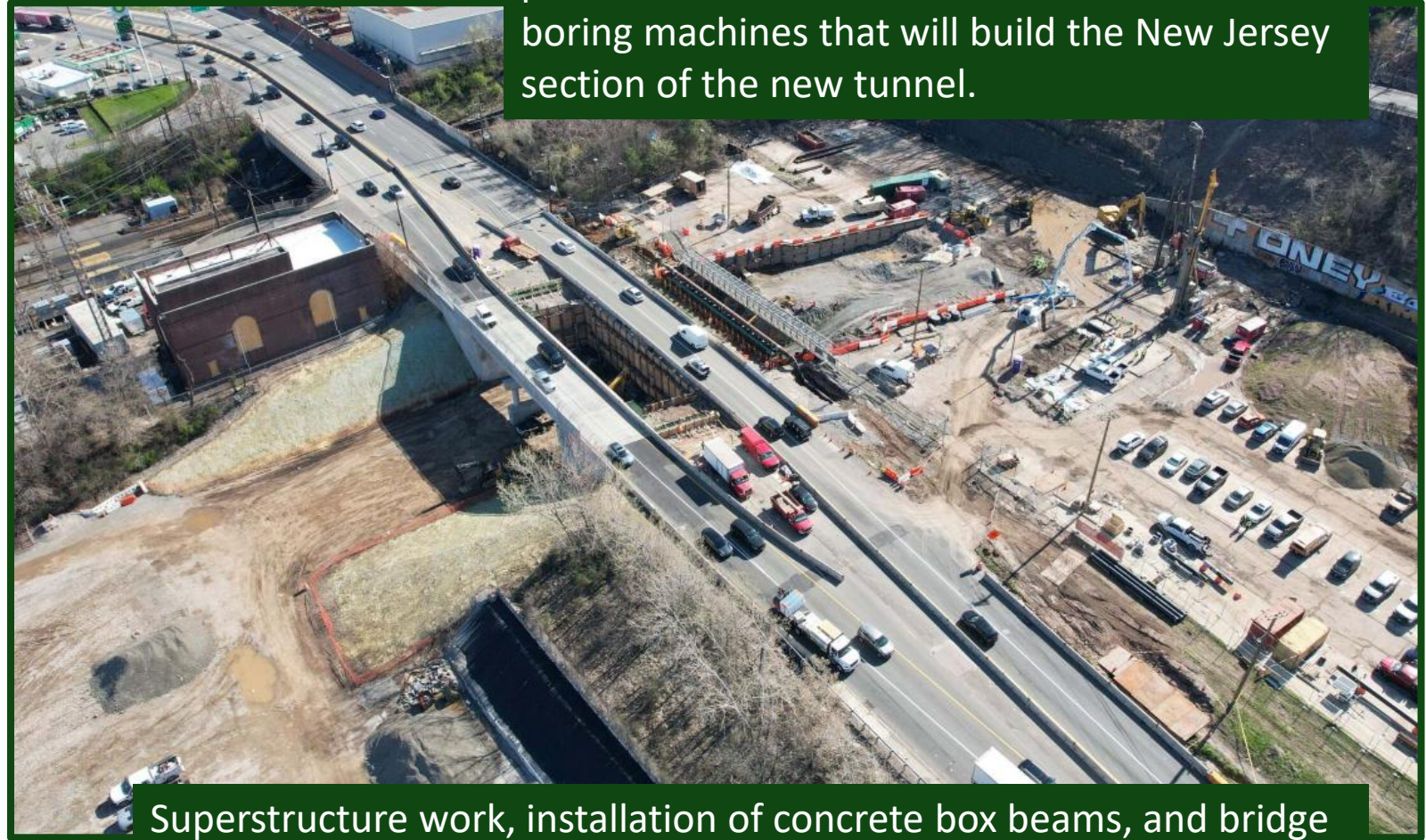
Tonnelle Avenue Bridge & Utility Relocation

Anticipated Completion: Q4 2025 | Jobs Created: 420

Soil and rock excavation of the center portion of the bridge is in progress.




The Tonnelle Ave. Project will create the access point for the new tunnel tracks and the tunnel boring machines that will build the New Jersey section of the new tunnel.



Superstructure work, installation of concrete box beams, and bridge deck construction are in progress in the middle portion of the bridge.

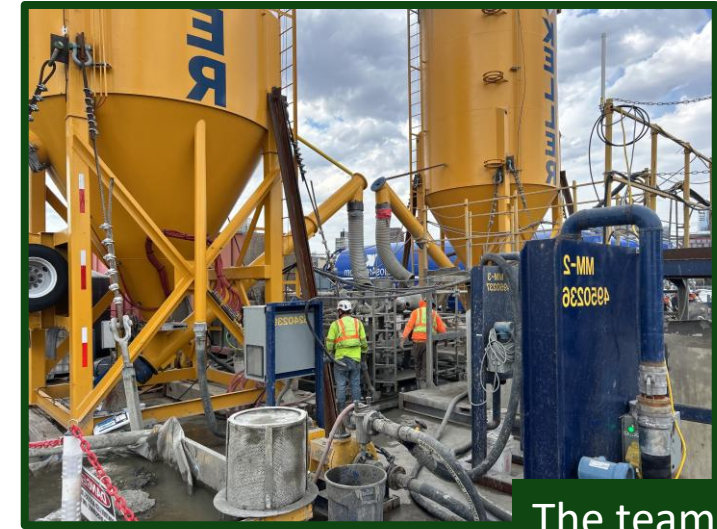
Hudson River Ground Stabilization (HRGS)

Anticipated Completion: Q3 2027 | Jobs Created: 2,270



The HRGS Project is mixing concrete into the soil beneath the Hudson River to reinforce the riverbed in preparation for tunnel boring.

Mixing is taking place within a temporary cofferdam to shield the work area from the current and protect the river ecosystem.



The team is mixing concrete into the soil in columns. 200 columns have been mixed to date.



Palisades Tunnel Project

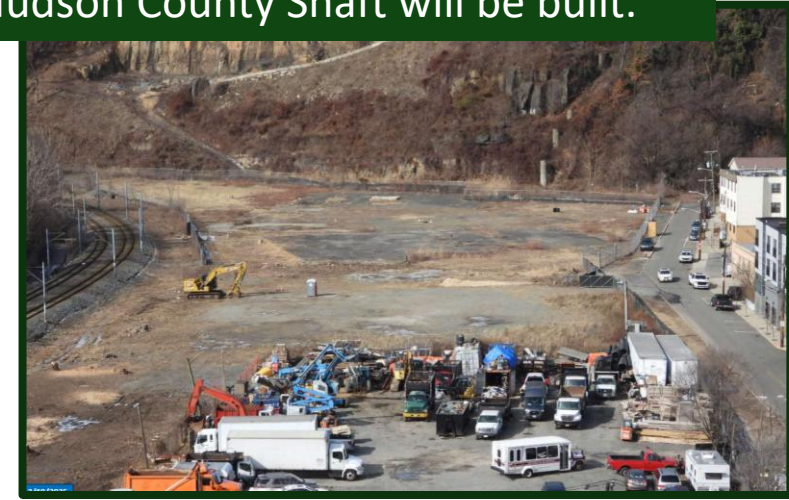
Anticipated Completion: Q4 2027 | Jobs Created: 5,500

The Palisades Tunnel Project will construct the first mile of twin-tunnels on the New Jersey side of the Hudson River.



Early work, including pile driving and installation of monitoring instruments, is in progress.

Crews will soon begin construction of a noise wall at the site where the Hudson County Shaft will be built.



Tunnel Boring Machines are in production, and tunnel boring is expected to launch next year.



Photo provided by Herrenknecht

Manhattan Tunnel Project

Anticipated Completion: Q4 2029 | Jobs Created: 5,800



The Manhattan Tunnel Project will build the portion of the tunnel from the Manhattan bulkhead to the Hudson Yards Concrete Casing.



The MTP requires complex tunnelling to navigate historic fill and utility lines. The team will use a digger shield to navigate these obstacles.

GDC visited the site with the contractor in March.



Hudson Tunnel Project

Construction Progress Update

HUDSON YARDS CONCRETE CASING – SECTION 3
PROGRESS FROM GROUNDBREAKING TO 50% COMPLETE
November 2023 - May 2025



Action Items

Pat McCoy, CFO

Maria Anderson, Acting General Counsel

Resolutions Before the Board

Contracts for Business Advisory Services

GDC is recommending three firms receive contracts for financial and expert business advisory services

- **Twelve** firms submitted proposals
- **Seven** were invited to give oral presentations
- **Three** recommended for awards

Office Space for the Inspector General

The Inspector General is an independent office that reviews GDC's policies and processes and administers GDC's whistleblower program

- The IG reports directly to the Board
- Providing a separate office will support the IG's independence

Action Items

#0525-01: Authorization of Award of Contracts GDC-25-027-OP-1, GDC-25-027-OP-2 And GDC-25-027-OP-3 For Expert Business Advisory Services to Support The Hudson Tunnel Project

Item #0525-02: Authorization of Delegation of Authority to Chief Executive Officer In Connection With Contract GDC-24-005-HTP For Issuance of New Task Order And Assignment and Assumption Of Lease

**The Board of Commissioners is in
Executive Session**

**The Commissioners will return to Public
Session to Adjourn the Meeting**

The background is a dark grey field filled with various green geometric shapes. These include rectangles, squares, and irregular polygons of different sizes and shades of green. Some shapes have wavy, organic edges, while others are strictly geometric. The shapes are scattered across the frame, creating a layered, architectural feel.

GATEWAY DEVELOPMENT COMMISSION