

SUBJECT TO GUBERNATORIAL REVIEW

Gateway Development Commission  
Regular Meeting of the Board  
In-Person (New Jersey)

March 23, 2026

MINUTES

The following Commissioners were present:

**NEW JERSEY**

Balpreet Grewal-Virk, Co-Chair  
Victor Herlinsky  
Justin Braz

**NEW YORK**

Alicia Glen, Co-Chair  
Jamey Barbas  
Marie Therese Dominguez

**AMTRAK**

Anthony Coscia, Vice Chair

**I. Call to Order**

The public meeting was called to order by Co-Chair Grewal-Virk at approximately 10:30 A.M.

Co-Chair Grewal-Virk advised that public comments were being solicited virtually, and audio of the meeting was being live streamed from the Gateway Program website.

Co-Chair Grewal-Virk noted that the Commission was continuing to solicit virtual comments, and that a form for soliciting these comments was posted on the Gateway Program website for those who wished to submit a comment for today's meeting.

Acting Secretary Anderson conducted a roll call and confirmed that all Commissioners were present, and that there was a quorum. Commissioner Dominguez left the meeting at 11:00 a.m.

Acting Secretary Anderson stated that adequate notice of today's public meeting of the Board of Commissioners of the Commission had been provided in accordance with the Commission's enabling legislation.

**II. Report on Minutes of January 27, 2026, Meeting**

Acting Secretary Anderson reported that copies of the Minutes of the January 27, 2026, meeting were delivered in electronic form to the Governors of New York and New Jersey on January 28, 2026. The time for action by the Governors of New York and New Jersey expired at midnight on February 11, 2025, at which time any actions recorded in the Minutes went into full force and effect.

**III. Report on Public Comments**

Acting Secretary Anderson announced that the Commission had solicited virtual comments from the public in advance of, and during, today's meeting. She indicated that a form for soliciting these comments was posted to the Gateway Program website and was available throughout today's meeting.

There were three (3) written comments received by 5:00 PM on March 22, 2026:

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Commenter	Topic
Carlo Casa, NY Building Congress	Hudson Tunnel Project
Samuel Turvey, ReThinkNYC/Empire Station Coalition/Penn Community Defense Fund	Federal Funding
Karla Corcuera, Karla Multiservices	General Information

Co-Chair Grewal-Virk noted that all written comments received by 5:00 p.m. on March 22, 2026, before the meeting, were distributed to the Board, posted on the Gateway Program website, and would be filed in the Commission’s records after the meeting.

The following individuals provided in-person public comments during the March 23, 2026, Board Meeting:

Commenter	Topic
NJ Governor Mikie Sherrill	Hudson Tunnel Project
Manhattan Borough President, Brad Hoylman-Sigal	Hudson Tunnel Project
Councilman Brian Andrews, Township of Cranford, NJ	Hudson Tunnel Project
Alex Pena, Partnership for NYC	Hudson Tunnel Project
Jerry Keenan, NJ Alliance for Action	Hudson Tunnel Project
Chad Purkey, Association for a Better New York	Hudson Tunnel Project
Robert Campos, Laborers Local 472	Hudson Tunnel Project
Rob Lewandowski, LIUNA	Hudson Tunnel Project
Garth Naar, Avatar Tech	Hudson Tunnel Project

There was one (1) written comment received during the meeting on March 23, 2026:

Commenter	Topic
Kate Slevin, Regional Plan Association	Hudson Tunnel Project

**IV. Gateway Program Update**

The Commission’s Chief Executive Officer, Thomas Prendergast, and Chief Program Delivery Officer James Starace provided an update on the Hudson Tunnel Project. Following the presentation, Co-Chair Grewal-Virk thanked Mr. Prendergast and Mr. Starace for the update. There were no questions from the Board.

**V. Action Items**

**#0326-01: Establishing the Gateway Development Commission’s Annual Board Meeting Schedule for Calendar Year 2026.**

The Board acted on this referenced action item, enclosed herewith. Commissioners did not have any comments on this Resolution. Commissioner Herlinsky made a motion, and Commissioner Braz

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seconded the motion. The Resolution was approved. The roll call vote is referenced in the attached Resolution.

**#0326-02: Authorization of Award of Contracts GDC-26-031A-OP and GDC-26-031B-OP For Integrity Monitoring Services to Support the Hudson Tunnel Project.**

The Board acted on this referenced action item, enclosed herewith. Commissioners did not have any comments on this Resolution. Commissioner Herlinsky made a motion, and Vice Chair Coscia seconded the motion. The Resolution was approved. The roll call vote is referenced in the attached Resolution.

**#0326-03: Authorization of Award of Contract GDC-26-032-OP to Milbank, LLC For Legal Services to Support the Hudson Tunnel Project.**

Co-Chair Grewal-Virk was recused from this action item. The Board acted on this referenced action item, enclosed herewith. Commissioners did not have any comments on this Resolution. Commissioner Herlinsky made a motion, and Commissioner Braz seconded the motion. The Resolution was approved. The roll call vote is referenced in the attached Resolution.

**VI. Adjournment**

Co-Chair Grewal-Virk noted that there was no further business to conduct and then motioned to adjourn the meeting. Upon the motion being duly made by Co-Chair Grewal-Virk and seconded by Commissioner Braz the meeting was adjourned at approximately 11:30 A.M.

Respectfully submitted,

/s/ Maria C. Anderson  
Maria C. Anderson, Acting Secretary

**#0326-01: ESTABLISHING THE GATEWAY DEVELOPMENT COMMISSION'S ANNUAL BOARD MEETING SCHEDULE FOR CALENDAR YEAR 2026**

The Gateway Development Commission (the "Commission") is a public authority and government sponsored authority created through the enactment of parallel legislation by the States of New York and New Jersey codified as the Gateway Development Commission Act (2019 N.Y. Sess. Laws Ch. 108 and 2019 N.J. Sess. Law Serv. Ch. 195) (collectively, the "GDC Act").

The Commission's Open Meetings Policy, Bylaws, and the GDC Act provide procedures related to the timing, public notice, and location of meetings of the Commission's Board of Commissioners (the "Board") to allow for public participation and protocols that allow for meetings to be conducted in an efficient and effective manner.

In accordance with provisions of the GDC Act, Section 4.01 of the Commission's Bylaws provides that "[t]he Board shall meet regularly as it may determine. The time and place for all Meetings shall be determined by Co-Chairpersons; provided that, to the maximum extent practicable, Meetings shall be held on an alternating basis in New Jersey and New York."

Section IV of the Commission's Open Meetings Policy requires that the Board "will establish a schedule of meetings and hold special meetings in accordance with the Commission's Bylaws," and that a schedule of meetings of the Board "will be included in a public calendar of meetings posted on the Commission's website, updated as appropriate."

In accordance with Section IV of the Commission's Open Meetings Policy, the Commission desires to adopt the annual Board meeting schedule for calendar year 2026, as further detailed in Exhibit A.

Pursuant to the foregoing report, the following resolution was adopted, with Co-Chair Grewal-Virk, Co-Chair Glen, Vice Chair Coscia, Commissioner Barbas, Commissioner Herlinsky and Commissioner Braz voting in favor:

**RESOLVED**, in accordance with Section IV(B)(1) of the Commission's Open Meetings Policy, the Commission hereby adopts the annual Board meeting schedule for calendar year 2026, as attached hereto as Exhibit A

**EXHIBIT A SCHEDULE OF BOARD MEETINGS AND LOCATIONS**

New Jersey	New York
<p data-bbox="203 319 787 697">Unless otherwise indicated in public notices to be issued in accordance with the GDC Act, the regular meetings of the Gateway Development Commission’s Board of Commissioners will be held in-person at the NJ Transit Board Room at 2 Gateway Center, 283-299 Market Street, 2<sup>nd</sup> Floor, Newark, New Jersey, and live streamed via <a href="http://www.gatewayprogram.org">www.gatewayprogram.org</a> on the following dates:</p> <p data-bbox="373 745 625 924">April 27, 2026 June 30, 2026 August 25, 2026 October 27, 2026 December 15, 2026</p>	<p data-bbox="824 319 1404 661">Unless otherwise indicated in public notices to be issued in accordance with the GDC Act, the regular meetings of the Gateway Development Commission’s Board of Commissioners will be held in-person at the Port Authority Board Room at 4 World Trade Center, 23rd Floor, New York, New York, and live streamed via <a href="http://www.gatewayprogram.org">www.gatewayprogram.org</a> on the following dates:</p> <p data-bbox="990 745 1250 892">May 26, 2026 July 28, 2026 September 29, 2026 November 24, 2026</p>

**#0326-02: AUTHORIZATION OF AWARD OF CONTRACTS GDC-26-031A-OP and GDC-26-031B-OP FOR INTEGRITY MONITORING SERVICES TO SUPPORT THE HUDSON TUNNEL PROJECT**

To help ensure the functionality of intercity and commuter rail infrastructure between the State of New Jersey (“**New Jersey**”) and the State of New York (“**New York**”) and throughout the Northeast Corridor (the “**NEC**”), New Jersey and New York created the Gateway Development Commission (“**GDC**”) through the enactment of parallel legislation by each state codified as the Gateway Development Commission Act (2019 N.Y. Laws, Ch. 108 and N.J.S.A. 32:36-1, et seq.) (collectively, the “**GDC Act**”).

The GDC Act empowers the Commission to "enter into, execute and deliver contracts and agreements and other documents and instruments as may be necessary or appropriate to carry out any power of the Commission under this act and to otherwise accomplish any lawful purpose which the commissioners determine will Facilitate the Project, including, without limitation, with the federal government, the state of New Jersey, any local government thereof, the state of New York, with any local government thereof, with any agency, instrumentality, department, commission or authority of any one or more of the foregoing, any bi-state agency, Amtrak, any individual or private firm, entity or corporation, or with any one or more of them." 2019 N.Y. Laws, Ch. 108, Section 2(7)(e); N.J.S.A. 32:36-8(e).

Section 3.06 of the GDC Bylaws provides that “[t]he Board may delegate in whole or in part any power, authority, discretion or obligation to any Officer, in each case to the extent to which the Board deems appropriate.”

In July 2025, a federally-compliant Request for Proposals (“**RFP**”) No. GDC-25-031-OP was issued by GDC soliciting proposals from entities interested in providing integrity monitoring services (“**Services**”) to support the Hudson Tunnel Project (“**HTP**”). Proposals were received from sixteen (16) responsive firms which were reviewed by an evaluation panel consisting of representatives from the GDC Office of the Inspector General, Legal, Finance and Procurement Departments collectively, (“**Evaluation Panel**”). The Evaluation Panel recommended seven (7) firms to be invited for oral presentations. Thereafter, GDC undertook the negotiation of terms and conditions, insurance, and price with four (4) firms, and the Evaluation Panel recommended two (2) firms for award. Both recommended firms were found responsive and responsible. The initial terms of Contracts GDC-26-033A-OP, and GDC-26-033B-OP are five (5) years ending in 2031 (“**Base Term**”), and thereafter, GDC has the option to extend their term for up to three (3) additional (1) year periods which, if elected, will end the term in 2034 (“**Option Years**”).

Pursuant to the foregoing report, the following resolution was adopted, with Co-Chair Grewal-Virk, Co-Chair Glen, Vice Chair Coscia, Commissioner Barbas, Commissioner Herlinsky and Commissioner Braz voting in favor:

**RESOLVED**, that the GDC Chief Executive Officer, Chief Financial Officer, Executive Vice President or Deputy Chief Administration-Procurement is authorized to enter into and execute Contract GDC-26-031A-OP with Cohn Reznick Advisory LLC and Guidepost Solutions, LLC, a joint

venture, in an amount not to exceed \$17,600,000 and Contract GDC-26-031B-OP with Joseph A. Deluca Advisory in an amount not to exceed \$22,100,000, (collectively "Firms").

**RESOLVED**, that the GDC Chief Executive Officer or designee is authorized to increase Contracts GDC-26-031A-OP, and GDC-26-031B-OP by an additional amount equal to five percent (5%) of each respective total contract price for contingencies, in each case subject to the availability of funds, and to take all other steps necessary to comply with the terms and conditions of GDC-26-031A-OP, and GDC-26-031B-OP.

**RESOLVED**, that the GDC Chief Executive Officer, is authorized to delegate, in writing, the authority to authorize, approve, create, amend, manage, and/or terminate any aspect of Contracts GDC-26-031A-OP and GDC-26-031B-OP, and execute such documents as may be required to the Chief Financial Officer, Executive Vice President or Deputy Chief Administration-Procurement, or other officers or employees of GDC provided that the Chief Executive Officer provides notice in writing to the Co-Chairs and Vice Chair of the Board of such delegation and any delegations of authority having occurred prior hereto are hereby ratified.

**RESOLVED**, that the GDC Chief Executive Officer, or their designees, including the Chief Financial Officer, Executive Vice President, or Inspector General may assign the work to be performed by the Firms not to exceed the respective amounts approved by the Board.

**#0326-03: AUTHORIZATION OF AWARD OF CONTRACT GDC-26-032-OP TO MILBANK, LLC TO THE HUDSON TUNNEL PROJECT**

To help ensure the functionality of intercity and commuter rail infrastructure between the State of New Jersey (“**New Jersey**”) and the State of New York (“**New York**”) and throughout the Northeast Corridor (the “**NEC**”), New Jersey and New York created the Gateway Development Commission (“**GDC**”) through the enactment of parallel legislation by each state codified as the Gateway Development Commission Act (2019 N.Y. Laws, Ch. 108 and N.J.S.A. 32:36-1, et seq.) (collectively, the “**GDC Act**”).

The GDC Act empowers the Commission to "enter into, execute and deliver contracts and agreements and other documents and instruments as may be necessary or appropriate to carry out any power of the Commission under this act and to otherwise accomplish any lawful purpose which the commissioners determine will Facilitate the Project, including, without limitation, with the federal government, the state of New Jersey, any local government thereof, the state of New York, with any local government thereof, with any agency, instrumentality, department, commission or authority of any one or more of the foregoing, any bi-state agency, Amtrak, any individual or private firm, entity or corporation, or with any one or more of them." 2019 N.Y. Laws, Ch. 108, Section 2(7)(e); N.J.S.A. 32:36-8(e).

Section 3.06 of the GDC Bylaws provides that “[t]he Board may delegate in whole or in part any power, authority, discretion or obligation to any Officer, in each case to the extent to which the Board deems appropriate.”

Under GDC Board Resolution 0922-02 approved by the GDC Board on September 13, 2022, the GDC Chief Executive Officer was authorized to award contracts not in excess of \$300,000.00 upon notice to the Co-Chairs and Vice Chair of the Board where such contracts are in excess of \$100,000.00.

An emergency procurement was initiated in accordance with GDC’s Procurement Guidelines for legal services, and contract GDC-26-032-OP was entered into with Milbank LLC by the GDC Chief Executive Officer in accordance with the delegation of authority granted by GDC Board Resolution 0922-02.

Pursuant to the foregoing report, the following resolution was adopted, with Co-Chair Glen, Vice Chair Coscia, Commissioner Barbas, Commissioner Herlinsky and Commissioner Braz voting in favor:

**RESOLVED**, that the GDC Chief Executive Officer, Executive Vice President or Deputy Chief of Administration - Procurement are authorized to enter into and execute contract GDC-26-032-OP with Milbank LLC and any actions taken prior hereto are hereby ratified.

**RESOLVED**, that the GDC Chief Executive Officer is authorized to delegate, in writing, the authority to authorize, approve, create, amend, manage, and/or terminate any aspect of contract GDC-26-032-OP and execute such documents as may be required to the General Counsel, or other officers or employees of GDC provided that the Chief Executive Officer provides notice in writing

to the Co-Chairs and Vice Chair of the Board of such delegation and any delegations of authority having occurred prior hereto are hereby ratified.

**RESOLVED**, that the GDC Chief Executive Officer, or their designee, and the General Counsel, may assign the work to be performed by Milbank, LLC under contract GDC-26-032-OP not to exceed the amount for the use of outside counsel included in the annual GDC operating budget approved by the Board, and any assignments having occurred prior hereto are hereby ratified.

**RESOLVED**, that the GDC Chief Executive Officer or designee may enter into and execute any agreements and other documents on behalf of GDC in connection with contract GDC-26-032-OP in their discretion.

**RESOLVED**, that the GDC Chief Executive Officer is authorized to settle all claims by or against GDC arising out of the contract GDC-26-032-OP where the total payment or amount of the claim is not in excess of \$500,000. Claims against GDC shall include claims against individuals for which GDC would be responsible under Article VII of GDC's Bylaws ("Defense and Indemnification of Individuals"); provided, however, that in the case of claims against individuals for which GDC would be responsible under said Article VII which are covered by insurance purchased by or on behalf of such individuals, GDC shall pay such claims only to the extent that they are in excess of the amount for which insurance carriers are responsible.