

SUBJECT TO GUBERNATORIAL REVIEW

Gateway Development Commission
Regular Meeting of the Board
Virtual

July 8, 2026

MINUTES

The following Commissioners were present:

NEW JERSEY

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

NEW YORK

Jamey Barbas
Marie Therese Dominguez

AMTRAK

Jennifer Mitchell, Alternate

I. Call to Order

The public meeting was called to order by Co-Chair Grewal-Virk at approximately 12:00 P.M.

Co-Chair Grewal-Virk advised that public comments were being solicited virtually, and audio of the meeting was being live streamed via Microsoft Teams and on the Gateway Development Commission's YouTube channel.

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 except Co-Chair Glen, and that there was a quorum.

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 June 1, 2026, Meeting

Acting Secretary Anderson reported that copies of the Minutes of the June 1, 2026, meeting were delivered in electronic form to the Governors of New York and New Jersey on June 1, 2026. The Governors of New Jersey and New York waived the 10-day review period on June 1, 2026, and June 5, 2026, respectively, for the first 3 action items at which time such action items recorded in the Minutes went into full force and effect. The time for action by the Governors of New Jersey and New York for all other action items expired at midnight on June 15, 2026, at which time such other action items 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 two (2) written comments received by 5:00 PM on Tuesday, July 7, 2026:

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Commenter	Topic
Joshua Berman, Regional Plan Association	Gateway Program
Joseph Clift	Hudson River Ground Stabilization Project

Co-Chair Grewal-Virk noted that all written comments received by 5:00 p.m. on July 7, 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 virtual public comments during the July 8, 2026, Board Meeting:

Commenter	Topic
Jerry Keenan, NJ Alliance for Action	Hudson Tunnel Project
Fatemeh Rezaeifar, Farex Engineering Group LLC	Hudson Tunnel Project
Chad Purkey, Association for a Better New York	Hudson Tunnel Project
Samuel Turvey, ReThinkNYC/Empire Station Coalition/Penn Community Defense Fund	Hudson Tunnel Project
Joseph Clift	Hudson Ground Stabilization Project
Carlo Casa, New York Building Congress	Hudson Tunnel Project

There were no written comments received during the meeting on July 8, 2026.

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 them for the update. There were no questions from the Board.

V. Action Items

#0726-01: Authorization of Increase in Contract GDC24-004-HTP, Performance of Expert Professional Design-Build Services for the Hudson River Ground Stabilization 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 Commissioner Barbas seconded the motion. The Resolution was approved. The roll call vote is referenced in the attached Resolution.

#0726-02: Approval of Increase of Market Case Estimate for the Hudson River Ground Stabilization Project.

The Board acted on this referenced action item, enclosed herewith. Commissioner Herlinsky expressed support for this action item. No other Commissioners had 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.

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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 Herlinsky the meeting was adjourned at approximately 12:50 P.M.

Respectfully submitted,

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

#0726-01: AUTHORIZATION OF INCREASE IN CONTRACT GDC24-004-HTP, PERFORMANCE OF EXPERT PROFESSIONAL DESIGN-BUILD SERVICES FOR THE HUDSON RIVER GROUND STABILIZATION 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.”

Accordingly, on February 3, 2023, New Jersey, New York, the National Railroad Passenger Corporation (“**Amtrak**”), and GDC (collectively, the “**PDA Parties**”) entered into an Agreement (the “**Project Development Agreement**” or “**PDA**”) in order to establish their respective roles and responsibilities with respect to the funding, financing, right-of-way acquisition, procurement, delivery, and operation of the Hudson Tunnel Project (“**HTP**”).

As further described in the PDA, the HTP has been organized into certain work packages, which may be updated or changed from time-to-time. The Hudson River Ground Stabilization project (the “**HRGS Project**”) is a critical early work package of the HTP, to be performed primarily pursuant to a design-build contract for ground stabilization of the river bed in the Hudson River, that includes the construction of a test section cofferdam, production containment system, and certain improvements within the cofferdam for future connection to the Manhattan tunnel. The HRGS Project will be located under the Hudson River entirely on the New York side.

The HRGS Project was divided into two phases. Phase One of the Project was performed from March 2024 to September 2024 and included surveying, design and construction of the test cofferdam. Phase Two began in October 2024 and was to be completed in April 2027 and includes the design and construction of remaining work related to the HRGS Project.

By Resolution 0224-02, on February 16, 2024, the Board authorized the award of Contract GDC24-004-HTP to Weeks-Marine, Inc. and a notice to proceed for Phase One in an amount not to exceed \$100,000,000. By Resolution 0824-03, on August 1, 2024, the Board authorized an increase in Contract GDC24-004-HTP and a notice to proceed for Phase Two in an amount not to exceed \$184,000,000 for a total contract price of \$284,000,000 plus 5% contingency.

GDC has determined that a further increase to Contract GDC24-004-HTP to Weeks-Marine, Inc. is warranted to extend the cofferdam, and undertake additional pile pulling and installation of grout to strengthen the Hudson River bed to be performed in the 3rd quarter of 2026 and be completed in 2028 in anticipation of tunnel boring to occur in the P1C: The Hudson River Tunnel Section of the HTP.

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

RESOLVED, that the GDC Chief Executive Officer is authorized to increase Contract GDC24-004-HTP with Weeks Marine, Inc. in the amount of \$87,995,000 for a total contract price of \$371,995,000 (“Total Contract Price”), plus five percent (5%) of the Total Contract Price for contingencies.

RESOLVED, that the GDC Chief Executive Officer is authorized to take any and all other actions consistent with this resolution, and to make, execute, and deliver in the name and on behalf of GDC, any amendments or change orders to Contract GDC24-004-HTP, and to take all other steps necessary to comply with the terms and conditions of Contract GDC24-004-HTP, as amended.

RESOLVED, that the GDC Chief Executive Officer is authorized, within the total authorized amount for Contract GDC24-004-HTP, in accordance with the terms of this Resolution, to take all procurement actions necessary to effectuate the work that is the subject of Contract GDC24-004-HTP as amended by change order or otherwise and take any other actions that may be required to effectuate and enforce the terms of Contract GDC24-004-HTP.

**#0726-02: APPROVAL OF INCREASE OF MARKET CASE ESTIMATE FOR THE HUDSON RIVER
GROUND STABILIZATION PROJECT**

To help ensure the functionality of intercity and commuter rail infrastructure between New Jersey and New York and throughout the Northeast Corridor (the "NEC "), the State of New Jersey ("New Jersey") and the State of New York ("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).

On February 3, 2023, New Jersey, New York, the National Railroad Passenger Corporation ("Amtrak"), and the Gateway Development Commission ("GDC" (collectively, the "PDA Parties") entered into an agreement (the "Project Development Agreement" or "PDA") in order to establish their respective roles and responsibilities with respect to the funding, financing, right- of-way acquisition, procurement, delivery, and operation of the Hudson Tunnel Project ("HTP").

As further described in the PDA, the HTP has been organized into certain work packages, which may be updated or changed from time-to-time. The Hudson River Ground Stabilization Project (the "HRGS Project") is a critical early component of the HTP and involves the ground stabilization and design build of a test section cofferdam, production containment system and

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ground improvement within the cofferdam. The HRGS Project will be located under the Hudson River on the New York side and represents the early action work leading to the new Hudson River tunnel.

By Resolution #0224-03, on February 16, 2024 the GDC Board of Commissioners approved a Market Case Estimate for the HRGS Project in the total amount of \$337,513,505. Pursuant to the terms of the PDA, GDC may from time to time amend a Market Case Estimate in order to reflect a revised project estimate related to delivery of an applicable HTP package. In connection with the approval by the GDC Board of Commissioners of Resolution #0726-01 on the date hereof, a revised Market Case Estimate of \$443,188,130 reflecting an increase of \$105,674,625 as set forth on Exhibit A hereof has been calculated and includes all final negotiated costs and contingencies related to the construction and delivery of the HRGS Project.

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

RESOLVED, that the GDC Board of Commissioners hereby approves the increase to the Market Case Estimate for the HRGS Project.

EXHIBIT A
MARKET CASE ESTIMATE
Hudson River Ground Stabilization Project
("HRGS Project")

Market Case Estimate for HRGS Project	Approved by Board on Feb 16, 2024	Approved Market Case Estimate Increase	Approved Amended Market Case Estimate
Professional Services and Design Build Agreement	\$323,313,505	\$100,642,500	\$423,956,005
Contingency for Design-Build Agreement	\$14,200,000	\$5,032,125	\$19,232,125
HRGS Project Market Case Estimate	\$337,513,505	\$105,674,625	\$443,188,130