



Metropolitan Transportation Authority

State of New York

April 6, 2011

Honorable Robert K. Steel
Deputy Mayor for Economic Development
City Hall
New York, NY 10007

Re: MTA New York City Transit (NYCT) Master Lease Property,
65 Commercial Street, Brooklyn

Dear Deputy Mayor ^{B.K.} Steel,

As you are aware, MTA New York City Transit has occupied the property at 65 Commercial Street, Brooklyn, pursuant to the Master Lease Agreement since 1953.

While our use of the property has changed over time, for the last several years, continuing to the present, our Emergency Response Unit (ERU) for our Division of Car Equipment and a facility to house and maintain paratransit vehicles have occupied the site.

In connection with the rezoning of the Williamsburg and Greenpoint waterfront in 2005, the City asked us to consider relinquishing this site so that the City could create a park for the Greenpoint community. As part of our agreement to accommodate this request, the City committed to identifying replacement locations for the two uses NYC Transit has at 65 Commercial Street and to designing and constructing turn-key facilities, at the City's cost, where those operations could relocate. Once such new facilities were ready for occupancy, NYC Transit would leave 65 Commercial Street.

In 2008 the City identified, and NYC Transit accepted, a new site for Transit's Car Equipment Emergency Response Unit. That site (Bklyn B1 & Lt 2455/1), located under the Williamsburg Bridge, meets the ERU's geographical needs. Working with the City's Economic Development Corporation and its contractor, STV, NYC Transit is currently engaged in assessing next steps towards the relocation of this facility.

Finding a location for the relocation of New York City Transit's Paratransit Operations currently housed at 65 Commercial Street has proved more difficult. After investigating more than ten locations proposed by the City, Transit now believes, based upon a change in its proposed use at a new site, that the property situated on 49th Avenue (Queens B1.2575, Lt 26) in Maspeth, Queens would meet its needs.

The agencies of the MTA

MTA New York City Transit
MTA Long Island Rail Road

MTA Long Island Bus
MTA Metro-North Railroad

MTA Bridges and Tunnels
MTA Capital Construction

MTA Bus Company

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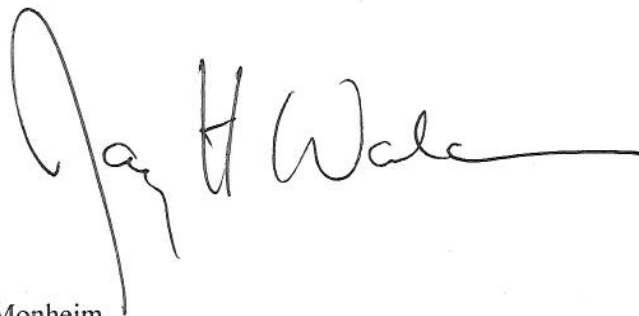
When fully built out to our specifications by the City, the Maspeth site would serve two purposes for MTA's Paratransit Operation. First, it would provide parking space for up to 150 paratransit vehicles (sedans and vans). This space is needed when new vehicle orders are received and when old vehicles are retired. In both instances, storage space is needed while vehicles are being processed into and out of commission. These vehicles would only be accessing the site once on their way in and once on their way out. They will not be traveling in or out of the location on any other basis. In no way would the Maspeth site be operated as a depot.

We would also expect a small building to be erected on the site. Housed in this building would be several training rooms in which NYC Transit's Division of Paratransit Operations could conduct operator training for Paratransit drivers and other personnel.

NYC Transit is ready to begin the process with the City of studying the feasibility of constructing a new paratransit facility at the identified Maspeth location which will accommodate the needs articulated herein. Part of this effort, as discussed between our staffs, will address the environmental issues that have been identified

I look forward to working with you and your staff as the City moves forward with its plans to create a waterfront park at 65 Commercial Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay H. Wade". The signature is fluid and cursive, with a long horizontal line extending to the right.

cc: Charles Monheim
Tom Prendergast
Darryl Irick
Hilary Ring
Jeff Rosen
Thomas Charles
Lois Tandler