

**THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY**

**MINUTES**

**Thursday, March 19, 2026**

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**MINUTES of the Meeting of The Port Authority of New York and New Jersey held Thursday, March 19, 2026, at 2 Montgomery Street, Jersey City, New Jersey and via videoconference.**

**PRESENT:**

**NEW JERSEY**

Hon. Kevin J. O’Toole, Chairman  
Hon. J. Christian Bollwage  
Hon. Fanny Cedeño  
Hon. George Helmy  
Hon. Joseph Kelley  
Hon. Kevin P. McCabe\*

**NEW YORK**

Hon. Jeffrey H. Lynford, Vice Chairman  
Hon. Marie Therese Dominguez  
Hon. Leecia R. Eve  
Hon. Elizabeth R. Fine  
Hon. Winston C. Fisher  
Hon. Gary LaBarbera

Kathryn Garcia, Executive Director  
Jean Roehrenbeck, Deputy Executive Director  
Amy H. Fisher, General Counsel  
James E. McCoy, Secretary

Samantha Adolphe, Principal Board Management Support Specialist, Office of the Secretary  
James K. Allen Jr., Chief Communications Officer  
M. Rizwan Baig, Chief Engineer  
Luke Bassis, Chief Procurement Officer  
Christopher Beacham, Chief of Staff, Chief Financial Office  
Christina Callahan, Chief, Human Capital  
Ana M. Carvajalino, Director, Financial Planning  
Edward T. Cetnar, Director, Public Safety/Superintendent of Police  
Clarelle D. DeGraffe, Director, Rail Transit  
Diannae Ehler, Director, Tunnels, Bridges and Terminals  
Gregory W. Ehrie, Chief Security Officer  
Jose Febrillet, Chief Diversity and Inclusion Officer  
Benjamin E. Feldman, Deputy Chief Communications Officer  
Kristen L. Figaro, Director, Government and Community Affairs, New Jersey  
Robert E. Galvin, Chief Technology Officer  
John Gay, Inspector General  
Jessica S. Gummerman, Deputy Secretary  
James D. Heitmann, Chief Operating Officer  
Kirsten Hernandez, Executive Initiatives and Policy Manager, Executive Office  
Annesa Lau, Deputy Chief Technology Officer  
William Laventhal, Program Director, Executive Office  
Connie Lee, Director, Human Resources  
Hanson Lee, Chief Safety Management Officer  
Stephen Marinko, Assistant General Counsel  
Daniel McCarron, Comptroller  
Elizabeth M. McCarthy, Chief Financial Officer

\* Remote participants via videoconference.

Zachary McCue, Chief, Intergovernmental Affairs  
Pamela Mendoza, Program Manager, Office of Diversity, Equity and Inclusion  
Tobi Mettle, Deputy Chief Diversity and Inclusion Officer  
Matthew F. Murray, Senior Advisor to the Chairman  
Danielle M. Outlaw, Deputy Chief Security Officer  
Hersh K. Parekh, Deputy Chief, Intergovernmental Affairs\*  
Peter Penaflor, General Manager Board Unit, Office of the Secretary  
Steven Plate, Chief, Major Capital Projects  
Becca Rivera, Chief of Staff, Human Capital  
Maurice Robinson, Assistant Director, Office of Diversity, Equity and Inclusion  
Bethann Rooney, Director, Port  
Aaron Sherburne, Assistant Director, Aviation  
Peter Simon, Chief of Staff to the Chairman  
Dennis Stabile, Deputy Director, Tunnels, Bridges and Terminals  
Ibrahim Thiam, Assistant Manager Board Unit, Office of the Secretary  
Debra M. Torres, Chief Ethics and Compliance Officer\*  
Derek H. Utter, Chief Development Officer  
Lillian Valenti, Chief Emeritus  
Michael Vozza, Director, Management and Budget  
Seth Wainer, Director, Planning and Innovation  
Li Pei Wang, Director, Project Management\*  
Gloria Wigfall, Business Analyst, Office of Diversity, Equity and Inclusion  
Michael S. Wojnar, Special Counselor to the Executive Director  
Christopher Wolff, Deputy Director, Labor Relations  
Jolene Yeats, Director, World Trade Center

Guests:

Michael Eleneski, Special Counsel for Authorities, Office of the Governor of New Jersey  
Portia Henry, Assistant Secretary for Transportation, Office of Governor of New York  
Michelle E. Richardson, Former Commissioner  
David Ullman, Deputy Secretary for Transportation, Office of Governor of New York\*

Public Commenters:

Erica Beverett  
Matty Buchys Hyland  
Kenia Castillo  
Altorice Frazier  
Luz Guzman  
Eiko La Boria  
Eduardo Lopez  
Jack McKee  
Dr. Leah Owens

Topic:

Zero Emissions  
Gateway Tunnel Project  
Airport Workers Issues  
Seaport Pollution  
Airport Workers Issues  
Increased Restroom Access  
Airport Workers Issues  
PATH Service  
Shipping Justice for Port-Adjacent Communities

\* Remote participants via videoconference.

The public meeting was called to order by Chairman O’Toole at 12:19 p.m. and ended at 1:22 p.m. The Board also met in executive session prior to the public session.

### **Report on Prior Meeting’s Minutes**

Copies of the Minutes of the meeting of February 5, 2026, were delivered in electronic form to the Governors of New York and New Jersey on February 6, 2026. On February 5, 2026, the Governor of New Jersey approved the action on the election of officers taken by the Commissioners of New Jersey, and on February 8, 2026, the Governor of New York approved the action on the election of officers taken by the Commissioners of New York, respectively. The time for action by the Governors of New York and New Jersey on other matters considered by the Board at its February 5, 2026, meeting expired at midnight on February 23, 2026.

### **Documents Filed with the Board**

The comment period for the revisions to the Port Authority Traffic Rules and Regulations at Tunnels and Bridge Facilities, which were filed with the Board on January 9, 2026, expired on February 9, 2026.

### **Moments of Silence and Remembrance**

The Chairman requested a moment of silence in observance of the recent 33<sup>rd</sup> anniversary of the February 26, 1993, terrorist attack on The World Trade Center.

The Chairman also called for a moment of silence in observance of the recent passing of Nicholas J. McCarthy, a nineteen-year employee of Port Authority Trans-Hudson Corporation who held the position of Train Engineer.

## **TRIBUTE TO MICHELLE E. RICHARDSON**

The following resolution was unanimously adopted to express the appreciation of the Board of Commissioners of The Port Authority of New York and New Jersey to Commissioner Michelle E. Richardson in recognition of her service and upon her recent departure from the Board.

**WHEREAS**, from her appointment to the Board in June 2021, Commissioner Richardson has generously dedicated her time, talent, and expertise to advancing the mission and goals of the Port Authority. Commissioner Richardson served with distinction as a member of the Board of Commissioners and demonstrated a strong commitment to the agency's core mission of building and maintaining transportation infrastructure for the region; and

**WHEREAS**, Commissioner Richardson served as Chair of the Committee on Governance and Ethics, providing important leadership in ensuring that the Board continued to fulfill its oversight responsibilities in ensuring agency transparency, and a continued commitment to the highest standards of ethics; and

**WHEREAS**, Commissioner Richardson served as a member of the Committee on Security, offering valuable guidance in advancing the agency's Security Operations and Security Capital Programs, ensuring the safety and security of the agency's facilities, so that the public and commerce may have the benefit of dependable, trustworthy passage throughout the region; and

**WHEREAS**, Commissioner Richardson served as a member of the Audit and Finance Committees, providing important leadership in ensuring that the Board continued to fulfill its oversight responsibilities in ensuring fiscal responsibility through a challenging period for the Port Authority, as the agency navigated the global COVID-19 pandemic; and

**WHEREAS**, Commissioner Richardson has been a strong advocate for the communities surrounding the agency's facilities, supporting local employment opportunities, and has reinforced the importance of maintaining open and proactive communications to address local community concerns related to the agency's mission and goals; and

**WHEREAS**, throughout her service on the Board, Commissioner Richardson was an unwavering supporter of the agency's staff and consistently recognized their contributions,

**NOW**, therefore be it

**RESOLVED**, that the Commissioners of The Port Authority of New York and New Jersey, do hereby unanimously express their sincere appreciation to the Honorable Michelle E. Richardson, for her leadership and dedicated service to the agency and the region it serves; and it is further

**RESOLVED**, that the Board of Commissioners hereby directs that this resolution be suitably engraved and presented to the Honorable Michelle E. Richardson as a token of the high esteem in which she is held by the Board and staff alike.

**JOHN F. KENNEDY INTERNATIONAL, NEWARK LIBERTY INTERNATIONAL, TETERBORO AND LAGUARDIA AIRPORTS – REHABILITATION OF TAXIWAY PAVEMENT AND ASSOCIATED INFRASTRUCTURE – PLANNING AUTHORIZATION**

It was recommended that the Board authorize planning and preliminary design work to develop five state-of-good-repair projects for the future rehabilitation of taxiways and associated airfield signage, lighting and electrical infrastructure systems for the taxiways at John F. Kennedy International Airport (JFK), LaGuardia Airport (LGA), Newark Liberty International Airport (EWR) and Teterboro Airport (TEB; collectively the “Airports”) for a planning cost not to exceed \$7.25 million. The taxiways are critical to the operations of the respective Airports and must be maintained in a state of good repair when they no longer meet applicable standards.

The proposed planning and design work would include evaluating the condition of the pavement, airfield lighting systems and signage and electrical infrastructure, surveying of underground utilities and identifying drainage improvements to maintain compliance with Federal Aviation Administration (FAA) standards. Separate project authorization(s) by the Board would be required prior to the advancement of construction work to rehabilitate the taxiways.

The following taxiways are included in this planning and evaluation work:

Airport	Taxiway and Related Infrastructure
JFK	Taxiway B West; Taxiway Restricted Vehicle Service Road
LGA	Taxiway AA; Taxiway BB, Taxiway CC; Taxiway DD; Taxiway G; Taxiway P and Taxiway E
EWR	Taxiway P, A and B; Taxiway RF
TEB	Taxiway G; Taxiway Q; Taxiway C; Taxiway A; Runway 24 Holding Pad

Pursuant to the foregoing report, the Board adopted the following resolution, with Commissioners Bollwage, Cedeño, Dominguez, Eve, Fine, Fisher, Helmy, Kelley, LaBarbera, Lynford, McCabe, and O’Toole in favor. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

**RESOLVED**, that planning and preliminary design work to develop five state-of-good-repair projects for the future rehabilitation of those taxiways and related infrastructure specified in the Report to the Board, including associated infrastructure and airfield signage, lighting and electrical infrastructure systems at John F. Kennedy International Airport (JFK), LaGuardia Airport (LGA), Newark Liberty International Airport (EWR) and Teterboro Airport (TEB; collectively the “Airports”), at a planning cost not to exceed \$7.25 million, be and it hereby is authorized; and it is further

**RESOLVED**, that the Executive Director be and she hereby is authorized, for and on behalf of the Port Authority, to take action with respect to contracts for professional, technical and advisory services and such other contracts and agreements as may be necessary to effectuate the foregoing planning and preliminary design work, pursuant to authority granted hereunder, in the By-Laws or in another resolution adopted by the Board; and it is further

**RESOLVED**, that the form of all contracts, agreements and other documents in connection with the foregoing planning and preliminary design work shall be subject to the approval of General Counsel or her authorized representative, and the terms of such contracts, agreements and other documents shall be subject to review by General Counsel or her authorized representative.

**JOHN F. KENNEDY INTERNATIONAL, NEWARK LIBERTY INTERNATIONAL, TETERBORO AND LAGUARDIA AIRPORTS – REHABILITATION OF TAXIWAY PAVEMENT AND ASSOCIATED INFRASTRUCTURE – PLANNING AUTHORIZATION**

**Appendix**  
**Project List:**

<b>Name</b>	<b>Planning Authorization Amount (\$ in Millions)</b>
Newark Liberty International Airport - Rehabilitation of Taxiway P	\$2.0
Newark Liberty International Airport – Rehabilitation of Portions of Taxiways A and B (Between Taxiway A8 and Taxiway RF)	\$2.0
John F. Kennedy International Airport - Rehabilitation of Taxiway B West and Restricted Vehicle Service Road	\$1.3
LaGuardia Airport - Rehabilitation of Taxiways AA, BB, CC, DD, G, P, E	\$1.55
Teterboro Airport - Rehabilitation of Taxiways G (East of Runway 1-19), Q, C, AND A (including Holding Pad), and Customs Area (North of Taxiway L)	\$0.4
<b>TOTAL:</b>	<b>\$7.25</b>

**JOHN F. KENNEDY INTERNATIONAL AIRPORT – REHABILITATION OF RUNWAY 4R-22L AND ASSOCIATED TAXIWAYS, AND REPLACEMENT OF RUNWAY 22L DEPARTURE ENGINEERED MATERIAL ARRESTING SYSTEM – PLANNING AUTHORIZATION**

It was recommended that the Board authorize planning and preliminary design work to: (1) rehabilitate Runway 4R-22L and associated taxiways to maintain a state of good repair and reconfigure certain taxiways to increase operational efficiencies, as part of the delay reduction program at John F. Kennedy International Airport (JFK); and (2) replace the Runway 22L Departure Engineered Material Arresting System (EMAS), all at a planning cost not to exceed \$7.5 million, with the runway repair project estimated at \$5 million and the EMAS replacement estimated at \$2.5 million.

The proposed planning and preliminary design work would include evaluating the condition of the runway pavement, surveying underground utilities, identifying potential drainage improvements, and evaluating the airfield lighting system and signage to maintain compliance with Federal Aviation Administration (FAA) standards.

Runway 4R-22L serves as a primary landing runway, accommodating 47 percent of all arrivals at JFK. Staff has recommended that this runway be rehabilitated by 2028.

An EMAS serves as an alternative deceleration mechanism which permits a controlled stop using crushed stone installed at the end of a runway to safely stop overrunning aircraft when there is insufficient runway space to permit a natural deceleration on landing over a greater stopping distance. The current EMAS was installed in 2007 and is also reaching the end of its useful life.

Pursuant to the foregoing report, the Board adopted the following resolution, with Commissioners Bollwage, Cedeño, Dominguez, Eve, Fine, Fisher, Helmy, Kelley, LaBarbera, Lynford, McCabe, and O'Toole in favor. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

**RESOLVED**, that planning and preliminary design work at a cost not to exceed \$7.5 million to: (1) rehabilitate Runway 4R-22L and associated taxiways to maintain a state of good repair and reconfigure certain taxiways to increase operational efficiencies; and (2) replace the Runway 22L Departure Engineered Material Arresting System, be and it hereby is authorized; and it is further

**RESOLVED**, that the Executive Director be and she hereby is authorized, for and on behalf of the Port Authority, to take action with respect to contracts for professional, technical, and advisory services and such other contracts and agreements as may be necessary to effectuate the foregoing planning and preliminary design work, pursuant to authority granted hereunder, in the By-Laws or in another resolution adopted by the Board; and it is further

**RESOLVED**, that the form of all contracts, agreements and other documents in connection with the foregoing planning and preliminary design work shall be subject to the approval of General Counsel or her authorized representative, and the terms of such contracts, agreements and other documents shall be subject to review by General Counsel or her authorized representative.

**JOHN F. KENNEDY INTERNATIONAL AIRPORT – RECONSTRUCTION OF STORMWATER PUMP SYSTEM - PLANNING AUTHORIZATION**

It was recommended that the Board authorize planning and preliminary design work in an amount not to exceed \$1.4 million, for development of a project to reconstruct a Stormwater Pump System at John F. Kennedy International Airport (JFK).

The pump station was constructed in 1940, anticipating construction of certain JFK taxiways over the vehicular roadway entrance to JFK (Roadway) to pump storm water away from the depressed section of the roadway running below those taxiways. These pumps were last replaced in the 1990s and are now beyond their expected useful life. The replacement of the pumping system, including pumps, pipes, valves, concrete pads, controls, and associated equipment, is necessary in order to maintain the system in a state of good repair. The proposed planning and preliminary design work includes surveying, condition assessment, evaluation of alternatives, and developing a conceptual design and cost estimate to reconstruct the Stormwater Pump System.

The reconstruction project for the Stormwater Pump System is contemplated in the 2026-2035 Capital Plan, with a portion of the cost expected to be eligible for federal funding.

Pursuant to the foregoing report, the Board adopted the following resolution, with Commissioners Bollwage, Cedeño, Dominguez, Eve, Fine, Fisher, Helmy, Kelley, LaBarbera, Lynford, McCabe, and O'Toole in favor. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

**RESOLVED**, that planning and preliminary design work for the future reconstruction of a Stormwater Pump System located at the vehicular roadway entrance at John F. Kennedy International Airport, in an amount not to exceed \$1.4 million, be and it hereby is authorized; and it is further

**RESOLVED**, that the Executive Director be and she hereby is authorized, for and on behalf of the Port Authority, to take action with respect to contracts for professional, technical and advisory services and such other contracts and agreements as may be necessary to effectuate the foregoing planning and preliminary design work, pursuant to authority granted hereunder, in the By-Laws or in another resolution adopted by the Board; and it is further

**RESOLVED**, that the form of all contracts, agreements and other documents in connection with the foregoing planning and preliminary design work shall be subject to the approval of General Counsel or her authorized representative; and the terms of such contracts, agreements and other documents shall be subject to review by General Counsel or her authorized representative.

## **NEWARK LIBERTY INTERNATIONAL AIRPORT – BUILDING 58 – REPLACEMENT OF FIRE PROTECTION SYSTEM – PLANNING AUTHORIZATION**

It was recommended that the Board authorize planning and engineering work to develop a comprehensive project scope, cost estimate and schedule for the future replacement of the fire protection systems at Building 58 at Newark Liberty International Airport (EWR), at a planning cost not to exceed \$1.1 million.

Building 58 is a critical fire pump station that provides water for fire suppression for the North Cargo Area at EWR, serving multiple tenant cargo warehouse facilities, hangars, airline ancillary support buildings, and multiple high-pressure fire hydrants in the airside area. The station includes multiple fire pumps supplied by a 30-inch water main and discharges through two 20-inch headers that distribute water to the fire protection network serving the North Cargo Area. The existing fire protection piping has become significantly corroded and has experienced material thinning, exceeding industry standards for allowable deterioration. Immediate repairs were conducted in 2025 to address the most damaged areas.

The proposed planning and engineering services are necessary to evaluate replacement of pumps, piping, and ancillary mechanical and electrical systems, and associated civil and structural components. The work would include engineering investigations, condition assessments, structural inspections, evaluation of alternatives, constructability reviews, coordination with airport stakeholders, and development of a preferred project delivery strategy. The planning effort also would include analysis of construction phasing alternatives to maintain continuous fire protection service for the North Cargo Area, including evaluation of fire watch operations, temporary pumping systems and bypass piping configurations.

Pursuant to the foregoing report, the Board adopted the following resolution, with Commissioners Bollwage, Cedeño, Dominguez, Eve, Fine, Fisher, Helmy, Kelley, LaBarbera, Lynford, McCabe, and O'Toole in favor. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

**RESOLVED**, that planning and engineering work for the future replacement of the fire protection systems at Building 58 at Newark Liberty International Airport, at an estimated total planning cost of \$1.1 million, be and it hereby is authorized; and it is further

**RESOLVED**, that the Executive Director be and she hereby is authorized, for and on behalf of the Port Authority, to take action with respect to contracts for professional, technical and advisory services and such other contracts and agreements as may be necessary to effectuate the foregoing planning and engineering work, pursuant to authority granted hereunder, in the By-Laws or in another resolution adopted by the Board; and it is further

**RESOLVED**, that the form of all contracts, agreements and other documents in connection with the foregoing planning and engineering work shall be subject to the approval of General Counsel or her authorized representative; and the terms of such contracts, agreements and other documents shall be subject to review by General Counsel or her authorized representative.

**LAGUARDIA AIRPORT – RUNWAY DECKS WEARING COURSE REHABILITATION –  
PLANNING AUTHORIZATION**

It was recommended that the Board authorize preliminary planning and design work to rehabilitate the runway deck wearing courses for Runways 4-22 and 13-31 at LaGuardia Airport (LGA), to extend the useful life of the deck surface and maintain the runways in a state of good repair, at a planning cost not to exceed \$1.35 million.

The existing wearing course was installed over the grooved concrete surface of the runway deck in 1998 on Runways 4-22 and 13-31. There are a total of eight deck panels -- five on the Runway 22 deck and three on the Runway 13 deck – for a total combined area of 406,800 square feet. The wearing course was last rehabilitated through a series of projects advanced in 2016 and 2017.

Staff conduct biannual inspections of the deck surface each year and produce a report with recommendations on the delamination repairs required. The current condition of the Runways 4-22 and 13-31 pavement wearing course is exhibiting various types of delamination due to typical aging and continued usage by aircraft. To maintain a state of good repair, staff recommends that the entire runway deck wearing course be rehabilitated following completion of the planning effort authorized hereunder.

Pursuant to the foregoing report, the Board adopted the following resolution, with Commissioners Bollwage, Cedeño, Dominguez, Eve, Fine, Fisher, Helmy, Kelley, LaBarbera, Lynford, McCabe, and O'Toole in favor. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

**RESOLVED**, that preliminary planning and design work to rehabilitate the runway deck wearing courses for Runways 4-22 and 13-31 at LaGuardia Airport, to extend the useful life of the deck surface and maintain the runways in a state of good repair, at a planning cost not to exceed \$1.35 million, be and it hereby is authorized; and it is further

**RESOLVED**, that the Executive Director be and she hereby is authorized, for and on behalf of the Port Authority, to take action with respect to contracts for professional, technical, and advisory services and such other contracts and agreements as may be necessary to effectuate the foregoing planning and preliminary design work, pursuant to authority granted hereunder, in the By-Laws or in another resolution adopted by the Board; and it is further

**RESOLVED**, that the form of all contracts, agreements and other documents in connection with the foregoing planning and preliminary design work shall be subject to the approval of General Counsel or her authorized representative, and the terms of such contracts, agreements and other documents shall be subject to review by General Counsel or her authorized representative.

**NEWARK LIBERTY INTERNATIONAL AIRPORT – NORTHEAST CORRIDOR STATION –  
EASEMENT AGREEMENT WITH NATIONAL RAILROAD PASSENGER  
CORPORATION**

It was recommended that the Board authorize the Executive Director to accept a permanent easement (Easement) from National Railroad Passenger Corporation (Amtrak) and to enter into an agreement with Amtrak memorializing the Easement for up to 15,800 square feet of space (Easement Area) adjacent to and along two tracks for the Northeast Corridor-AirTrain Station (AirTrain Station) at Newark Liberty International Airport (EWR). The Easement Area will be used for the installation of at-grade wayfinding signage (Signage), subject to Amtrak's approval, to assist those passengers using the Northeast Corridor intercity train service operated by Amtrak (NEC Route) to orient themselves when they reach the AirTrain Station stop on the NEC Route.

The NEC Route and the AirTrain Station have been co-located since AirTrain service began, and a 2001 Memorandum of Agreement with Amtrak provides that the Port Authority is responsible for the operation of the AirTrain Station premises, including that portion of the AirTrain Station owned and used by Amtrak in connection with operation of the NEC Route, in accordance with legal requirements. In 2016, during an audit of compliance with the Americans with Disabilities Act (ADA), the federal Department of Justice (DOJ) found certain limited violations of the ADA at the AirTrain Station, and the Port Authority entered into a Settlement Agreement in 2021, in which it agreed to make certain improvements as agreed to with the DOJ.

The recommended Easement would allow the Port Authority to install additional Signage on Amtrak property so that travelers in the train cars are able to see the name of the AirTrain Station when looking out of either side of the train car windows. In total, 16 station identifying signs are required to be installed. There is no payment to Amtrak for the Easement itself, and the Port Authority estimates that the fabrication and installation of the Signage (including oversight by Amtrak), will cost approximately \$2.6 million, which had previously been allocated in the 2026-2035 Capital Plan.

It is anticipated that the ADA Work will be completed by March 2028.

Pursuant to the foregoing report, the Board adopted the following resolution, with Commissioners Bollwage, Cedeño, Dominguez, Eve, Fine, Fisher, Helmy, Kelley, LaBarbera, Lynford, McCabe, and O'Toole in favor. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

**RESOLVED**, that the Executive Director be and she hereby is authorized, for and on behalf of the Port Authority, to accept an easement (Easement) for approximately 15,800 square feet of platform space adjacent to and along two tracks of the NEC-Air Train Station owned by National Railroad Passenger Corporation (Amtrak), to be used by the Port Authority for the installation of at-grade wayfinding Signage to comply with the Americans with Disabilities Act (ADA Work); and it is further

**RESOLVED**, that the Executive Director be and she hereby is authorized, for and on behalf of the Port Authority to memorialize the Easement in an Easement Agreement with Amtrak; and it is further

**RESOLVED**, that the Executive Director be and she hereby is authorized, for and on behalf of the Port Authority, to take action with respect to construction contracts, contracts for professional, technical, advisory and construction services and such other contracts and agreements as may be necessary to effectuate the ADA Work, pursuant to authority granted hereunder, in the By-Laws or in another resolution adopted by the Board; and it is further

**RESOLVED**, that the form of all contracts, agreements and documents in connection with the foregoing shall be subject to the approval of General Counsel or her authorized representative, and the terms of such contracts, agreements and other documents shall be subject to review by General Counsel or her authorized representative.

**CONFIDENTIAL ITEM**

The Board approved a matter in executive session, which shall not be made available for public inspection until such actions have been completed.

**NEW YORK STEWART INTERNATIONAL AIRPORT – PRIVATE AIRCRAFT OPERATOR –  
NEW LEASE ASA-330**

It was recommended that the Board authorize the Executive Director to enter into a new 40-year lease agreement with one 10-year renewal option (New Lease) for the design, construction, operation and maintenance of an aviation hangar facility and related infrastructure (New Hangar) on an estimated 4.9 acres (Premises) at New York Stewart International Airport (SWF). The New Lease, with an existing corporate tenant using private aircraft for business travel purposes (Private Operator), would provide for construction of the New Hangar following demolition of an existing hangar structure thereon.

The Private Operator currently holds a ground lease on a site which will form a portion of the Premises under the New Lease. The Original Lease expiring in May 2027 by its terms, included a 10-year optional renewal exercisable by May 31, 2026, but the parties have chosen instead to enter into the New Lease, expanding the area covered by including an adjacent ramp area. Under the Original Lease, the Private Operator has previously constructed at its own expense, a 51,290-square-foot hangar facility on the site in 1988.

Under the New Lease, the Private Operator would demolish its existing hangar structure and construct a new aircraft hangar facility of approximately 92,000 square feet. It is anticipated that the new capital investment will be at least \$80 million. If the Private Operator fails to make that investment within four years of New Lease execution, it will reimburse the Port Authority for the amount of any shortfall. The Port Authority would not be responsible for any portion of the demolition or construction costs and would not incur any capital expenditures relating to this private development, and the Private Operator would be responsible for operation and maintenance of the new hangar facility and for the care and upkeep of the Premises, including snow removal, at its own expense.

The total aggregate ground rental revenues to the Port Authority under the proposed 40-year New Lease would be an estimated \$17.6 million. The foregoing rental rate was confirmed by an independent third-party aviation appraisal firm as reflecting market terms after benchmarking ground rental rates, capital investment levels, agreement length, and development scope for recent aeronautical support facility transactions at regional peer airports in the Northeast United States.

The New Lease also would include requirements supporting the Port Authority's sustainability objectives. The Private Operator would be responsible for meeting Port Authority Net Zero requirements, including compliant heating systems and phasing in electric vehicles and ground support equipment over ten years from New Lease execution, subject to commercial availability. It is anticipated that the New Hangar would achieve at least Leadership in Energy and Environmental Design (LEED) Silver certification.

Pursuant to the foregoing report, the Board adopted the following resolution, with Commissioners Bollwage, Cedeño, Eve, Fine, Fisher, Helmy, Kelley, LaBarbera, Lynford, McCabe, and O'Toole in favor. Commissioner Dominguez recused, and did not participate in the discussion on, or consideration of this matter. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

**RESOLVED**, that the Executive Director be and she hereby is authorized, for and on behalf of the Port Authority, to enter into a lease agreement with a corporate tenant using private aircraft for business travel purposes to provide for the letting of an estimated 4.9 acres at New York Stewart International Airport for the demolition, design, construction, operation and maintenance of an aviation hangar facility, substantially in accordance with the terms outlined to the Board; and it is further

**RESOLVED**, that the Executive Director be and she hereby is authorized, for and on behalf of the Port Authority, to enter into any other agreements as necessary or appropriate to effectuate the foregoing; and it is further

**RESOLVED**, that that the form of all contracts, agreements and other documents in connection with the foregoing shall be subject to the approval of General Counsel or her authorized representative, and the terms of such contracts, agreements and other documents shall be subject to review by General Counsel or her authorized representative.

## **PUBLICATION OF ANNUAL AUDITED FINANCIAL STATEMENTS**

Pursuant to the By-Laws and its Charter, the Audit Committee's members have reviewed and approved the Port Authority's audited Financial Statements and Appended Note Disclosures for the year ended December 31, 2025 (2025 Financial Statements) and recommended to the Board that such Financial Statements be included in the Port Authority's 2025 Annual Report and other publications, as appropriate. It was therefore recommended that the Board authorize the publication of the 2025 Annual Report, which shall include the 2025 Financial Statements.

Pursuant to the foregoing report, the Board adopted the following resolution, with Commissioners Bollwage, Cedeño, Dominguez, Eve, Fine, Fisher, Helmy, Kelley, LaBarbera, Lynford, McCabe, and O'Toole in favor. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

**RESOLVED**, that the publication of the Port Authority's 2025 Annual Report, which shall include the Port Authority's audited Financial Statements and Appended Note Disclosures for the year ended December 31, 2025, be and the same hereby is authorized.

Whereupon, the meeting was adjourned.

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Secretary