

## NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY

### NOTICE OF PUBLIC HEARING

The New York City Industrial Development Agency (the "Agency") is empowered under the New York State Industrial Development Agency Act (constituting Title 1 of Article 18-A of the General Municipal Law), and Chapter 1082 of the 1974 Laws of New York, as amended, to enter into straight-lease transactions for the benefit of qualified projects, and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York (the "State") and to improve their prosperity and standard of living. The Agency has been requested to participate in straight-lease transactions and to issue bonds for the purposes and at the addresses also identified below. As used herein, the "City" shall mean The City of New York. All dollar amounts (including bond issuance amounts), square footage amounts and wage information shown below are approximate numbers. As used herein, "bonds" are the bonds of the Agency, the interest on which may be exempt from local and/or state and/or federal income taxes. The references to the bond amounts provided herein below are approximate and shall be deemed to mean up to such stated bond amount or a greater principal amount not to exceed 10% of such stated bond amount.

**Company Names:** 34-40 LHB Realty LLC ("34-40 LHB Realty"), a New York limited liability company and affiliate of York Studios LLC, another New York limited liability company ("York") who is an owner and operator of motion picture and television production facilities in New York City (collectively, the "Company"). **Project Description:** The Company seeks financial assistance in connection with (1) the demolition of an existing 9,600 square foot facility located on a 30,712 square foot parcel of land located at 34-40 Laurel Hill Blvd., Maspeth, New York; and (2) the construction, renovation, furnishing and equipping of a new, eight-floor, 84,100 square foot motion picture and television production facility located on the land which will consist of one large stage, production offices, shop space (for dressing rooms, wardrobe rooms, set storage for props and carpentry shops for scenery, among other uses) and 4,600 square feet of parking. **Address:** 34-40 Laurel Hill Blvd., Maspeth, New York 11378. **Type of Benefits:** Payments in lieu of City real property taxes, deferral of City and State mortgage recording taxes, and exemption from City and State sales and use taxes. **Total Development Cost:** \$38,000,000. **Projected Jobs:** 0 full-time equivalent jobs retained; 10.5 new full-time equivalent jobs projected. **Hourly Wage Average and Range:** \$21.81/hour, estimated range of \$20.00/hour to \$30.00/hour.

**Company Name(s):** SRE Arlington, LLC, a Delaware limited liability company (the "Company"). The Company is a subsidiary of Summit Ridge Energy, LLC, a Delaware limited liability company ("Summit Ridge"). Summit Ridge is a developer of solar power and battery storage power projects. **Project Description:** The Company seeks financial assistance in connection with the construction and equipping of an approximately 4.25 megawatt battery storage system (consisting of 14,825 kilowatt hours of storage capacity) (the "Battery System"). The Battery System will be enclosed

in multiple containers totaling 4,842 square feet, located on a parcel of land totaling 12,277 square feet located at 216 Arlington Avenue in Staten Island, New York (the "Facility"). The Facility will be operated by the Company on land leased from C&J Property Holding & Rentals LLC, a New York limited liability company. The Facility will serve as a battery storage system capable of charging from, and discharging into, the New York power grid. **Address:** 216 Arlington Avenue, Staten Island, New York 10303. **Type of Benefits:** Payments in lieu of City real property taxes, partial exemption from City and State mortgage recording taxes, and exemption from City and State sales and use taxes. **Total Project Cost:** \$6,611,901. **Projected Jobs:** 1.5 full-time equivalent jobs projected. **Hourly Wage Average and Range:** \$47.00/hour.

**Company Name(s):** SRE Littlefield, LLC, a Delaware limited liability company (the "Company"). The Company is a subsidiary of Summit Ridge Energy, LLC, a Delaware limited liability company ("Summit Ridge"). Summit Ridge is a developer of solar power and battery storage power projects. **Project Description:** The Company seeks financial assistance in connection with the construction and equipping of an approximately 4.25 megawatt battery storage system (consisting of 14,825 kilowatt hours of storage capacity) (the "Battery System"). The Battery System will be enclosed in multiple containers totaling 3,908 square feet, located on three parcels of land totaling 8,663 square feet located at 94 Littlefield Avenue in Staten Island, New York (the "Facility"). The Facility will be operated by the Company on land leased from 33 Millbrook Management Inc., a New York corporation. The Facility will serve as a battery storage system capable of charging from, and discharging into, the New York power grid. **Address:** 94 Littlefield Avenue, Staten Island, New York 10312. **Type of Benefits:** Payments in lieu of City real property taxes, partial exemption from City and State mortgage recording taxes, and exemption from City and State sales and use taxes. **Total Project Cost:** \$6,947,250. **Projected Jobs:** 1.5 full-time equivalent jobs projected. **Hourly Wage Average and Range:** \$47.00/hour.

**Company Name(s):** Solar Star Big Apple CDG, LLC, a Delaware limited liability company (the "Company"), which is an indirect wholly owned subsidiary of SunPower Corporation ("SunPower"), a publicly-traded Delaware corporation specializing in solar power generation and energy storage. It is anticipated that one-hundred percent (100%) of the membership interests in the Company will be transferred to Goldman Sachs Renewable Power LLC, a Delaware limited liability company. **Description:** The Company seeks financial assistance in connection with(a) the construction and equipping of an approximately 3 megawatt alternating current ("MW") photovoltaic system consisting of solar panels, inverters and an electrical collection system (the "Solar Canopy") and (b) an approximately 2.5 MW battery storage system (consisting of 10 MW hours of storage capacity) (the "Battery System") which will be enclosed in multiple containers totaling approximately 3,500 square feet. The Solar Canopy will be located on a portion of a 700,000 square foot area of John F. Kennedy Airport Long Term Parking Lot 9, Aqueduct Road in Jamaica, New York ("Long-Term Parking Lot 9") and will connect to the block house substation and the Battery System will be located on a parcel of land north of Long-Term Parking Lot 9 bordered by Lefferts Boulevard to the East, Aqueduct Road to the South and an off ramp of the Nassau Expressway to the

North (together with lines of interconnection and related facilities, collectively, the "Facility"). The Facility will be operated by the Company on land subleased from The Port Authority of New York and New Jersey. The Facility will serve as a community solar power generation facility with a battery storage system capable of charging from the Solar Canopy, and discharging into, the New York power grid. **Address:** John F. Kennedy Airport Long Term Parking Lot 9, Aqueduct Road, Jamaica, New York 11430 and a parcel of land north of Long-Term Parking Lot 9 bordered by Lefferts Boulevard to the East, Aqueduct Road to the South and an off ramp of the Nassau Expressway to the North. **Type of Benefits:** Payments in lieu of City real property taxes and exemption from City and State sales and use taxes. **Total Project Cost:** \$17,000,000. **Projected Jobs:** 0.5 full-time equivalent jobs projected. **Hourly Wage Average and Range:** \$42.00/hour.

**Company Name(s):** Solar Star Big Apple CDG B, LLC, a Delaware limited liability company (the "Company"), which is an indirect wholly owned subsidiary of SunPower Corporation ("SunPower"), a publicly-traded Delaware corporation specializing in solar power generation and energy storage. It is anticipated that one-hundred percent (100%) of the membership interests in the Company will be transferred to Goldman Sachs Renewable Power LLC, a Delaware limited liability company. **Project Description:** The Company seeks financial assistance in connection with (a) the construction and equipping of an approximately 5 megawatt alternating current ("MW") solar canopy system consisting of solar panels, inverters and an electrical collection system (the "Solar Canopy") and (b) an approximately 2.5 MW battery storage system (consisting of 10 MW hours of storage capacity) (the "Battery System") which will be enclosed in multiple containers totaling approximately 3,500 square feet. The Solar Canopy will be located on a portion of a 700,000 square foot area of John F. Kennedy Airport Long Term Parking Lot 9, Aqueduct Road in Jamaica, New York ("Long-Term Parking Lot 9") and will connect to the block house substation and the Battery System will be located on a parcel of land north of Long-Term Parking Lot 9 bordered by Lefferts Boulevard to the East, Aqueduct Road to the South and an off ramp of the Nassau Expressway to the North (together with lines of interconnection and related facilities, collectively, the "Facility"). The Facility will be operated by the Company on land sub-subleased from its affiliate, Solar Star Big Apple CDG, LLC, which subleases the land from The Port Authority of New York and New Jersey. The Facility will serve as a community solar power generation facility with a battery storage system capable of charging from the Solar Canopy, and discharging into, the New York power grid. **Address:** John F. Kennedy Airport Long Term Parking Lot 9, Aqueduct Road, Jamaica, New York 11430 a parcel of land north of Long-Term Parking Lot 9 bordered by Lefferts Boulevard to the East, Aqueduct Road to the South and an off ramp of the Nassau Expressway to the North. **Type of Benefits:** Payments in lieu of City real property taxes and exemption from City and State sales and use taxes. **Total Project Cost:** \$17,000,000. **Projected Jobs:** 0.5 full-time equivalent jobs projected. **Hourly Wage Average and Range:** \$42.00/hour.

**Company Name(s):** Solar Star Big Apple BTM, LLC, a Delaware limited liability company (the "Company"), which is an indirect wholly owned subsidiary of SunPower

Corporation (“SunPower”), a publicly-traded Delaware corporation specializing in solar power generation and energy storage. It is anticipated that one-hundred percent (100%) of the membership interests in the Company will be transferred to Goldman Sachs Renewable Power LLC, a Delaware limited liability company. **Project Description:** The Company seeks financial assistance in connection with (a) the construction and equipping of an approximately 5 megawatt alternating current (“MW”) solar canopy system consisting of solar panels, inverters and an electrical collection system (the “Solar Canopy”) and (b) an approximately 2.5 MW battery storage system (consisting of 5 MW hours of storage capacity) (the “Battery System”) which will be enclosed in multiple containers totaling approximately 3,000 square feet. The Solar Canopy will be located on a portion of a 700,000 square foot area of John F. Kennedy Airport Long Term Parking Lot 9, Aqueduct Road in Jamaica, New York (“Long-Term Parking Lot 9”) and will connect to the AirTrain Light Rail substation and the Battery System will be located on a parcel of land north of Long-Term Parking Lot 9 bordered by Lefferts Boulevard to the East, Aqueduct Road to the South and an off ramp of the Nassau Expressway to the North (together with lines of interconnection and related facilities, collectively, the “Facility”). The Facility will be operated by the Company on land subleased from The Port Authority of New York and New Jersey. The Facility will serve as a solar power generation facility with a battery storage system for use to service on-site electricity needs at John F. Kennedy Airport without the ability to export to Consolidated Edison Inc.’s electric system. **Address:** John F. Kennedy Airport Long Term Parking Lot 9, Aqueduct Road, Jamaica, New York 11430 a parcel of land north of Long-Term Parking Lot 9 bordered by Lefferts Boulevard to the East, Aqueduct Road to the South and an off ramp of the Nassau Expressway to the North. **Type of Benefits:** Payments in lieu of City real property taxes and exemption from City and State sales and use taxes. **Total Project Cost:** \$27,100,000. **Projected Jobs:** 0.5 full-time equivalent jobs projected. **Hourly Wage Average and Range:** \$42.00/hour.

For any updates to project information after the date of this notice, please visit the website of New York City Economic Development Corporation (“NYCEDC”) at [www.nycedc.com/nycida-project-info](http://www.nycedc.com/nycida-project-info).

The Agency is committed to ensuring meaningful access to its programs. If you require any accommodation for language access, including sign language, please contact NYCEDC’s Equal Access Officer at 212-312-3602 or at [EqualAccess@edc.nyc](mailto:EqualAccess@edc.nyc).

Pursuant to Section 859a of the General Municipal Law of the State of New York and Executive Order 202.1 issued by the Governor of the State of New York, and all extensions to Executive Order 202.1 issued thereafter, the Agency will hold a hearing remotely by conference call on the proposed financings and transactions set forth above, commencing at 10:00 A.M. on **Thursday, June 10<sup>TH</sup>, 2021**. Interested members of the public are invited to participate in the conference call for the public hearing by dialing (877) 853-5247 (Toll Free) or (888) 788-0099 (Toll Free) and entering the following Meeting ID: 945 5404 2599# followed by Participant Code: 019270#. The hearing will also be accessible as a free-to-join webinar accessible through the world wide web address:

<https://nycedc.zoom.us/j/94554042599?pwd=cXJkS3hiVGI2ZklqbGU2VWF0TjQ1UT09>  
and entering the password: 019270#.

Once on the conference call any member of the public will be given an opportunity to make a brief statement regarding the projects listed above. Please follow the instructions given by the public hearing moderator.

The Agency will present information at such hearing on the proposed financings and transactions set forth above. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available at: <https://edc.nyc/nycida-board-meetings-public-hearings>, starting on or about 12:00 P.M. fourteen (14) days prior to the hearing. Persons desiring to make a brief statement during the conference call regarding the proposed transactions should give prior notice to the Agency by sending an email to [ftufano@edc.nyc](mailto:ftufano@edc.nyc) no later than 5:00 P.M. the day before the hearing. Written comments may be submitted to the Agency to the following email address: [ftufano@edc.nyc](mailto:ftufano@edc.nyc). Please be advised that it is possible that certain of the aforementioned proposed transactions may be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available on the Agency's website at <https://edc.nyc/nycida-board-meetings-public-hearings> on or about 12:00 P.M. on the Friday preceding the hearing.

New York City Industrial Development Agency  
Attn: Ms. Frances Tufano  
One Liberty Plaza, 13<sup>th</sup> Floor  
New York, New York 10006  
(212) 312-3598