

## 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 or project cost amounts provided herein below are approximate and shall be deemed to mean up to such stated amount or a greater principal amount not to exceed 10% of such stated amount. All other amounts and square footage amounts and wage information shown below are approximate numbers.

Company Name: OSCII Blondell, LLC, a Delaware limited liability company (the “Company”). The Company is a wholly owned subsidiary of Orenda Sky Capital II, LLC (“OSCII”). OSCII was established as a joint venture indirectly owned by Orenda, Inc. (“Orenda”) and North Sky Infrastructure Investment Fund, LLC (“NSC”). Orenda is a developer and operator of energy storage facilities and NSC is an impact investor with two flagship strategies – sustainable infrastructure and impact secondaries. Project Description: The Company is seeking financial assistance in connection with the construction and equipping of an approximately 5-Megawatt (MW) battery energy storage system consisting of 10MW hours of energy storage capacity (the “Battery System”). The Battery System will total 11,000 square feet and be located on a 16,095 square foot parcel of land at 1480 Blondell Avenue, Bronx, New York (the “Facility”). The Facility will be owned by the Company and operated as a battery energy storage system capable of charging from and discharging into the New York power grid. Address: 1480 Blondell Avenue, Bronx, New York 10469. Type of Benefits: Exemption from City and State sales and use taxes. Total Project Cost: \$8,570,000. Projected Jobs: N/A. Hourly Wage Average and Range: N/A.

Company Name: OSCII Gildersleeve, LLC, a Delaware limited liability company (the “Company”). The Company is a wholly owned subsidiary of Orenda Sky Capital II, LLC (“OSCII”). OSCII was established as a joint venture indirectly owned by Orenda, Inc. (“Orenda”) and North Sky Infrastructure Investment Fund, LLC (“NSC”). Orenda is a developer and operator of energy storage facilities and NSC is an impact investor with two flagship strategies – sustainable infrastructure and impact secondaries. Project Description: The Company is seeking financial assistance in connection with the

construction and equipping of an approximately 5-Megawatt (MW) battery energy storage system consisting of 20MW hours of energy storage capacity (the "Battery System"). The Battery System will total 9,968 square feet and be located on a 15,767 square foot parcel of land at 1927 Gildersleeve Avenue, Bronx, New York (the "Facility"). The Facility will be owned by the Company and operated as a battery energy storage system capable of charging from and discharging into the New York power grid. Address: 1927 Gildersleeve Avenue, Bronx, New York 10473. Type of Benefits: Exemption from City and State sales and use taxes. Total Project Cost: \$13,875,000. Projected Jobs: N/A. Hourly Wage Average and Range: N/A.

Company Name: OSCII Gun Hill, LLC, a Delaware limited liability company (the "Company"). The Company is a wholly owned subsidiary of Orenda Sky Capital II, LLC ("OSCII"). OSCII was established as a joint venture indirectly owned by Orenda, Inc. ("Orenda") and North Sky Infrastructure Investment Fund, LLC ("NSC"). Orenda is a developer and operator of energy storage facilities and NSC is an impact investor with two flagship strategies – sustainable infrastructure and impact secondaries. Project Description: The Company is seeking financial assistance in connection with the construction and equipping of an approximately 5-Megawatt (MW) battery energy storage system consisting of 20MW hours of energy storage capacity (the "Battery System"). The Battery System will total 9,206 square feet and be located on a 15,320 square foot parcel of land at 1352 East Gun Hill Road, Bronx, New York (the "Facility"). The Facility will be owned by the Company and operated as a battery energy storage system capable of charging from and discharging into the New York power grid. Address: 1352 East Gun Hill Road, Bronx, New York 10469. Type of Benefits: Exemption from City and State sales and use taxes. Total Project Cost: \$13,875,000. Projected Jobs: N/A. Hourly Wage Average and Range: N/A.

Company Name: OSCII Victory3, LLC, a Delaware limited liability company (the "Company"). The Company is a wholly owned subsidiary of Orenda Sky Capital II, LLC ("OSCII"). OSCII was established as a joint venture indirectly owned by Orenda, Inc. ("Orenda") and North Sky Infrastructure Investment Fund, LLC ("NSC"). Orenda is a developer and operator of energy storage facilities and NSC is an impact investor with two flagship strategies – sustainable infrastructure and impact secondaries. Project Description: The Company is seeking financial assistance in connection with the construction and equipping of an approximately 3-Megawatt (MW) battery energy storage system consisting of 12MW hours of energy storage capacity (the "Battery System"). The Battery System will total 7,500 square feet and be located on a 14,124 square foot parcel of land at 3619 Victory Boulevard, Staten Island, New York (the "Facility"). The Facility will be owned by the Company and operated as a battery energy storage system capable of charging from and discharging into the New York power grid. Address: 3619 Victory Boulevard, Staten Island, New York 10314. Type of Benefits: Exemption from City and State sales and use taxes. Total Project Cost: \$10,100,000. Projected Jobs: N/A. Hourly Wage Average and Range: N/A.

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 the Agency will hold a hearing at the offices of NYCEDC, 1 Liberty Plaza, 14<sup>th</sup> Floor, New York, New York 10006 on the proposed financings and transactions set forth above, commencing at 10:00 A.M. on **Thursday, July 20<sup>th</sup>, 2023**.

Interested members of the public are invited to attend and will be given an opportunity to make a brief statement regarding the projects listed above. Please be advised that attendees should be prepared to wear a face covering and maintain social distance, if they are not willing to provide proof of vaccination status upon entry.

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