

## 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:** Elevate Renewables F7, LLC, a Delaware limited liability company (the “Company”). The Company is a national renewable energy development company that is a portfolio company of ArcLight Energy Partners Fund VII, L.P. (the “Fund”). ArcLight Capital Partners, LLC (“ArcLight”) is an infrastructure-focused investment firm and serves as the investment adviser to the Fund. **Project Description:** The Company is seeking financial assistance in connection with the construction and equipping of a battery energy storage system with an estimated capacity of 15.1 megawatts (“MW”) consisting of batteries and other equipment, metering 60.4 MW hours of energy storage capacity (the “Battery System”). The Battery System will total 2,560 square feet and will be co-located at the Arthur Kill Generating Station (“Generating Station”). Arthur Kill Power LLC, another portfolio company of the Fund, owns the Generating Station, which is a dual-fuel capable power plant that produces electrical power for the electrical grid serving Staten Island and Manhattan, located on 96-acre parcel of land at 4401 Victory Boulevard in Staten Island, New York. GB Arthur Kill Storage, LLC, a subsidiary of the Company, leases a 43,560 square foot portion of the Generating Station which will be operated by the Company as a Battery System capable of charging from, and discharging into, the New York power grid. **Address:** 4401 Victory Boulevard, Staten Island, New York 10314. **Type of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$31,650,000. **Projected Jobs:** 1 full-time equivalent job retained by the Company and/or the Fund. **Hourly Wage Average and Range:** \$75.00/hour.

**Company Name:** MGN 24-51 49<sup>th</sup> Street, LLC is a New York limited liability company (the “Company”). The Company is a subsidiary of MicroGrid Networks, LLC, a

Delaware limited liability company ("MGN"). MGN is a developer of energy storage power projects. **Project Description:** The Company seeks assistance in connection with the construction and equipping of an approximately 5-Megawatt (MW) battery energy storage system (consisting of 20MW hours of storage capacity) (the "Battery System"). The Battery System will be enclosed in multiple containers occupying 8,992 square feet located on a 14,305 square foot parcel of land at 24-51 49<sup>th</sup> Street in Astoria, New York (the "Facility"). The Facility will be operated by the Company on land leased from 49<sup>th</sup> Street Realty, LLC, a New York limited liability company, and will serve as a battery energy storage system capable of charging from and discharging into the New York power grid. **Address:** 24-51 49<sup>th</sup> Street, Astoria, Queens, New York 11377. **Type of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$13,807,000. **Projected Jobs:** 1.5 full-time equivalent jobs retained and 1.5 projected by the project. **Hourly Wage Average and Range:** \$35.00/hour.

**Company Name:** MGN 145 Hinsdale, LLC is a New York limited liability company (the "Company"). The Company is a subsidiary of MicroGrid Networks, LLC, a Delaware limited liability company ("MGN"). MGN is a developer of energy storage power projects. **Project Description:** The Company seeks assistance in connection with the construction and equipping of an approximately 5-Megawatt (MW) battery energy storage system (consisting of 20MW hours of storage capacity) (the "Battery System"). The Battery System will be enclosed in multiple containers occupying 8,554 square feet located on a 10,000 square foot parcel of land at 145 Hinsdale Street in Brooklyn, New York (the "Facility"). The Facility will be operated by the Company on land leased from Hinsdale Property, LLC, a New York limited liability company, and will serve as a battery energy storage system capable of charging from, and discharging into, the New York power grid. **Address:** 145 Hinsdale Street, Brooklyn, New York 11207. **Type of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$14,305,000. **Projected Jobs:** 1.5 full-time equivalent jobs retained and 3 projected by the project. **Hourly Wage Average and Range:** \$35.00/hour.

**Company Name:** MGN 434 Riverdale Ave, LLC is a New York limited liability company (the "Company"). The Company is a subsidiary of MicroGrid Networks, LLC, a Delaware limited liability company ("MGN"). MGN is a developer of energy storage power projects. **Project Description:** The Company seeks assistance in connection with the construction and equipping of an approximately 5-Megawatt (MW) battery energy storage system (consisting of 20MW hours of storage capacity) (the "Battery System"). The Battery System will be enclosed in multiple containers occupying 8,265 square feet located on a 9,000 square foot parcel of land at 434 Riverdale Street in Brooklyn, New York (the "Facility"). The Facility will be operated by the Company on land leased from an individual, and will serve as a battery energy storage system capable of charging from, and discharging into, the New York power grid. **Address:** 434 Riverdale Avenue, Brooklyn, New York 11207. **Type of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$13,256,000. **Projected Jobs:** 1.5 full-time equivalent jobs retained and 3 projected by the project. **Hourly Wage Average and Range:** \$35.00/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 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, April 18<sup>TH</sup>, 2024**.

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.

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  
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