

## 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 (including square footage amounts) and wage information shown below are approximate numbers.

**Company Name:** Blue Aster Clean Energy LLC, a Delaware limited liability company (the "Company"). The Company is a wholly owned subsidiary of NineDot Energy, LLC ("NineDot"). NineDot is a community distributed energy generation developer. **Project Description:** The Company is seeking financial assistance in connection with the construction and equipping of three battery energy storage systems with an estimated capacity of 14.7 Megawatts (MW) each consisting of (i) batteries and other equipment, including transformers, switchboards and breakers, metering 58.8 MW hours of energy storage capacity total per day (collectively, the "Battery System"); and (ii) three solar canopy systems consisting of a photo-voltaic system mounted on the roof of a vault that will house switchgears and metering for the battery systems, with an estimated solar power generation of 180 kilowatt hours total per day (the "Solar System"). The three battery energy storage systems and Solar System will total 3,160 and 2,600 square feet, respectively, and will be located on a to-be-subdivided parcel of land totaling 17,725 square feet located at 69 Hinsdale Street, Brooklyn, New York (the "Facility"). The Facility will be owned by the Company and operated as a Battery System capable of charging from and discharging into the New York power grid, as well as a Solar System connected to the Battery System. **Address:** 69 Hinsdale Street, Brooklyn, New York 11207. **Type of Benefits:** Partial exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes. **Total Project Cost:** \$48,800,000. **Projected Jobs:** 3.0 full-time equivalent jobs retained and 2.0 new full-time equivalent jobs projected. **Hourly Wage Average:** \$69.49/hour.

**Company Name:** Bo Bo Poultry Market Inc., a New York business corporation (the "Company"). The Company is a food manufacturer that processes poultry. **Project**

**Description:** The Company is seeking financial assistance in connection with the renovation, furnishing, and equipping of two interconnected one-story commercial buildings with a partial mezzanine comprising 13,000 square feet located on a 30,500 square foot parcel of land at 1131 Grand Street, Brooklyn, New York (the “Facility”). The Facility is owned by 1131 Grand Street Inc., a New York business corporation, which is an affiliate of the Company. The Facility has been leased by the Company and is used as a poultry processing, food manufacturing facility. **Address:** 1131 Grand Street, Brooklyn, New York 11211. **Type of Benefits:** Payments in lieu of City real property taxes and exemption from City and State sales and use taxes. **Total Project Cost:** \$1,484,000. **Projected Jobs:** 28.5 full-time equivalent jobs retained by the Company and 1 full-time equivalent job projected by the Company. **Hourly Wage Average and Range:** \$17.56/hour, estimated range of \$16.05/hour to \$20.00/hour.

**Company Name:** Lobelia Clean Energy LLC, a Delaware limited liability company (the “Company”). The Company is a wholly owned subsidiary of NineDot Energy, LLC (“NineDot”). NineDot is a community distributed energy generation developer. **Project Description:** The Company is seeking financial assistance in connection with the construction and equipping of two battery energy storage systems with an estimated total capacity of 9.8 Megawatts (MW) each consisting of (i) batteries and other equipment, including transformers, switchboards and breakers, metering 39.2 MW hours of energy storage capacity total per day (collectively, the “Battery System”); and (ii) two solar canopy systems consisting of a photo-voltaic system mounted on the roof of a vault that will house switchgears and metering for the battery systems, with an estimated solar power generation of 120 kilowatt hours total per day (the “Solar System”). The two battery energy storage systems and Solar System will total 1,640 and 1,010 square feet, respectively, and will be located on a to-be-reapportioned parcel of land totaling 10,575 square feet located at 4448-4452 Park Avenue, Bronx, New York (the “Facility”). The Facility will be owned by the Company and operated as a Battery System capable of charging from and discharging into the New York power grid, as well as a Solar System connected to the Battery System. **Address:** 4448-4452 Park Avenue, Bronx, New York 10457. **Type of Benefits:** Partial exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes. **Total Project Cost:** \$29,400,000. **Projected Jobs:** 2.0 full-time equivalent jobs retained and 1.0 new full-time equivalent jobs projected. **Hourly Wage Average:** \$66.48/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, July 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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