

## 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:** Devoe LandCo LLC, a Delaware limited liability company (the "Company"), is a solely owned subsidiary of LandCo Clean Energy, LLC ("LandCo"). LandCo 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 (i) two battery energy storage systems with an estimated capacity of 9.8 Megawatts (MW) each consisting of batteries and other equipment including transformers and switchgears, metering 39.2 MW hours of energy storage capacity total per day (collectively, the "Battery System"); and (ii) two solar canopy systems consisting of 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 (collectively, the "Solar System"). The Battery System and Solar System will total 1,640 and 1,010 square feet, respectively, and will be located on a to-be-subdivided parcel of land totaling 16,892 square feet located at 439 Devoe 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:** 439 Devoe Avenue, Bronx, New York 10460. **Types of Benefits:** Partial exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes. **Total Project Cost:** \$34,970,000. **Projected Jobs:** 2.0 full-time equivalent jobs retained, and 1.0 new full-time equivalent jobs projected. **Hourly Wage Average:** \$66.48/hour.

**Company Name:** OSCII Gildersleeve, LLC, a Delaware limited liability company (the “Company”). The Company is currently owned by Orenda Sky Capital II, LLC (“OSCII”). OSCII was established as a joint venture indirectly owned by Orenda, Inc. (“Orenda”) and NSC Infrastructure Investment Fund, LLC. Orenda is a developer and operator of energy storage facilities. The Company will become a wholly-owned, indirect subsidiary of Convergent Energy and Power LP, a Delaware limited partnership (“Convergent”). Convergent is a developer of energy storage power projects throughout the country.

**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 be located on 9,968 square feet on a 15,768 square foot parcel of land located at 1927 Gildersleeve Avenue in the Bronx, New York(the “Facility”). The Facility will be owned by Convergent and operated by the Company as a battery energy storage system capable of charging from and discharging into the New York City power grid. **Address:** 1927 Gildersleeve Avenue, Bronx, New York 10473.

**Type of Benefits:** Exemption from City and State sales and use taxes. **Estimated Total Project Cost:** \$13,875,000. **Projected Jobs:** 1 full-time equivalent job projected. **Hourly Wage Average and Range:** \$65.00/hour.

**Company Name:** OSCII Gun Hill, LLC, a Delaware limited liability company (the “Company”). The Company is currently owned by Orenda Sky Capital II, LLC (“OSCII”). OSCII was established as a joint venture indirectly owned by Orenda, Inc. (“Orenda”) and NSC Infrastructure Investment Fund, LLC. Orenda is a developer and operator of energy storage facilities. The Company will become a wholly-owned, indirect subsidiary of Convergent Energy and Power LP, a Delaware limited partnership (“Convergent”). Convergent is a developer of energy storage power projects throughout the country.

**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 be located on 9,206 square feet on a 15,320 square foot parcel of land located at 1352 East Gun Hill Road in the Bronx, New York(the “Facility”). The Facility will be owned by Convergent and operated by the Company as a battery energy storage system capable of charging from and discharging into the New York City power grid. **Address:** 1352 East Gun Hill Road, Bronx, New York 10469.

**Type of Benefits:** Exemption from City and State sales and use taxes. **Estimated Total Project Cost:** \$13,875,000. **Projected Jobs:** 1 full-time equivalent job projected. **Hourly Wage Average and Range:** \$65.00/hour.

**Company Name:** Sarsaparilla 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 (i) two battery energy storage systems with an estimated capacity of 8.8 Megawatts (MW) each consisting of batteries and other equipment including transformers and switchgears, metering 35.2 MW hours of energy storage capacity total per day (collectively, the “Battery System”); and (ii) two solar canopy

systems consisting of 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 (collectively, the “Solar System”). The Battery System and Solar System will total 1,500 and 1,010 square feet, respectively, and will be located on a to-be-reapportioned parcel of land totaling 9,735 square feet located at 4241- 4243 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:** 4241-4243 Park Avenue, Bronx, New York 10457.

**Types of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$29,590,000. **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, November 14<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  
Attn: Ms. Frances Tufano

One Liberty Plaza, 13<sup>th</sup> Floor  
New York, New York 10006  
(212) 312-3598