

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: NYM 145 Wolcott LLC, a Delaware limited liability company (the "Company"), a joint venture, the members of which are (i) affiliates of NYMedia OpCo I, LP, a Delaware limited partnership d/b/a Bungalow Projects ("Bungalow Projects"), a developer of motion picture and television production facilities, and (ii) Atlantic NYMedia Fund III Member, LLC, a Delaware limited liability company, an institutional investor.

Project Description: The Company is seeking financial assistance in connection with the acquisition, construction, and equipping of a 246,000 square foot facility (including a 56,000 square foot below-grade parking garage) to be located on a 85,000 square foot parcel of land in Red Hook, Brooklyn (Tax Block 574 and Lots 1, 30, and 31), currently known by the street addresses (1) 145 Wolcott Street (a/k/a 63-79 Ferris Street), (2) 198 Conover Street, and (3) 200 Conover Street, Brooklyn, New York (the "Facility"). The Facility will include six floors and be owned by the Company and operated by Bungalow Projects as a film, television, and other media production studio, including four sound stages with flex production support space (including green rooms, dressing rooms, wardrobe, hair and makeup and star suites), mill space with set fabrication shop and ancillary production support space (for construction of sets, props and other elements) and creative production office space. **Addresses:** 145 Wolcott Street (a/k/a 63-79 Ferris Street), 198 Conover Street and 200 Conover Street, Brooklyn, New York 11231. **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:** \$227,800,000. **Projected Jobs:** 10 full-time equivalent jobs projected by the Company and 500 full-time equivalent jobs projected by tenants at the Facility. **Hourly Wage Average:** \$70.00/hour for jobs projected by the Company and \$50.00/hour for jobs projected by tenants at the Facility.

Company Name: NYM 215 Moore, LLC, a Delaware limited liability company (the “Company”), a joint venture the members of which are (i) affiliates of NYMedia OpCo I, LP, a Delaware limited partnership d/b/a Bungalow Projects (“Bungalow Projects”), a developer of motion picture and television production facilities, and (ii) Atlantic NYMedia Fund III Member, LLC, a Delaware limited liability company, an institutional investor.

Project Description: The Company is seeking financial assistance in connection with the acquisition, construction, and equipping of a 351,100 square foot facility (including a 87,200 square foot below-grade parking garage) to be located on a 135,345 square foot parcel of land in Bushwick, Brooklyn (Tax Block 3100 and Lots 15, 22, 45, 69, and 71), currently known by the street addresses (1) 215 Moore Street, (2) 246 Seigel Street, (3) 252 Seigel Street, (4) 200 Seigel Street, (5) 185 Moore Street, and (6) 187 Moore Street, Brooklyn, New York (the “Facility”). The Facility will include six floors and be owned by the Company and operated by Bungalow Projects as a film, television, and other media production studio, including six sound stages with flex production support space (including green rooms, dressing rooms, wardrobe, hair and makeup and star suites), mill space with set fabrication shop and ancillary production support space (for construction of sets, props and other elements) and creative production office space.

Addresses: 215 Moore Street, 246 Seigel Street, 252 Seigel Street, 200 Seigel Street, 185 Moore Street, and 187 Moore Street, Brooklyn, New York 11206. **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:** \$312,200,000. **Projected Jobs:** 15 full-time equivalent jobs projected by the Company and 1,050 full-time equivalent jobs projected by tenants at the Facility. **Hourly Wage Average:** \$70.00/hour for jobs projected by the Company and \$50.00/hour for jobs projected by tenants at the Facility.

Company Name: Heavy Sedge 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 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 a photovoltaic 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 1,000 square feet, respectively, and will be located on a leased parcel of land totaling 13,695 square feet located at 100-10 Liberty Avenue, Queens, New York (the “Facility”). The Facility will be leased 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:** 100-10 Liberty Avenue, Queens, New York 11417. **Types of**

Benefits: Exemption from City and State sales and use taxes. **Total Project Cost:** \$32,480,000. **Projected Jobs:** 2.0 full-time equivalent jobs retained, and 1.0 new full-time equivalent job projected. **Hourly Wage Average:** \$66.48/hour.

Company Name: Honoeye Lake 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 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 a photovoltaic 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 1,000 square feet, respectively, and will be located on a leased parcel of land totaling 12,875 square feet located at 1985 Bruckner Boulevard, Bronx, New York (the “Facility”). The Facility will be leased 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:** 1985 Bruckner Boulevard, Bronx, New York 10472. **Types of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$29,300,000. **Projected Jobs:** 2.0 full-time equivalent jobs retained, and 1.0 new full-time equivalent job projected. **Hourly Wage Average:** \$66.48/hour.

Company Name: Seneca Lake 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 a photovoltaic 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 1,400 and 1,000 square feet, respectively, and will be located on a leased parcel of land totaling 14,145 square feet located at 2940 Boston Road, Bronx, New York (the “Facility”). The Facility will be leased 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:** 2940 Boston Road, Bronx, New York 10469. **Types of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$24,000,000. **Projected Jobs:** 2.0 full-time equivalent jobs retained, and 1.0 new full-time equivalent job projected. **Hourly Wage Average:** \$66.48/hour.

Company Name: Snowy Owl LandCo Clean Energy 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 a photovoltaic 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 1,000 square feet, respectively, and will be located on a leased parcel of land totaling 12,000 square feet located at 965 Remsen Avenue, Brooklyn, New York (the "Facility"). The Facility will be leased 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:** 965 Remsen Avenue, Brooklyn, New York 11236. **Types of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$30,980,000. **Projected Jobs:** 2.0 full-time equivalent jobs retained, and 1.0 new full-time equivalent job 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.

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.

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, 14th Floor, New York, New York 10006 on the proposed financings and transactions set forth above, commencing at 10:00 A.M. on **Thursday, March 20, 2025**.

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 hearing regarding the proposed transactions should give prior notice to the Agency by sending an email to 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. 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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