NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT COST/BENEFIT ANALYSIS
September 25, 2025

APPLICANTS
Soltage Maspeth ESS LLC
333 Washington Street, Suite 401
Jersey City, NJ 07302

PROJECT LOCATION
53-11 54th Avenue
Queens, New York 11378

A. Project Description:

Soltage Maspeth ESS, LLC is a Delaware limited liability company (the "Company"). The Company is a wholly-owned subsidiary of Soltage NY DevCo, LLC, a Delaware limited liability company, and an indirect wholly-owned subsidiary of Soltage, LLC ("Soltage"). Soltage is a private, independent power producer that develops solar energy generation facilities and energy storage projects. Soltage's majority owner is Igneo Infrastructure Partners, a global infrastructure investment firm. The Company is seeking financial assistance in connection with the construction and equipping of a battery energy storage system with an estimated storage capacity of 20 Megawatts ("MW"). The battery storage system consists of battery packs, a concrete blockhouse for equipment, including transformers, switchboards, and metering capable of providing 80 MW hours of energy storage capacity total per day. The battery energy storage system will occupy 7,726 square feet and will be located on a 25,696 square foot parcel of land at 53-11 54th Avenue, Maspeth, Queens, New York ("Facility"). The Facility will be owned and operated by the Company as a battery energy storage system capable of charging from and discharging into the New York power grid.

	NPV 10 years @ 6.25%
B. Costs to City (New York City taxes to be exempted):	
Mortgage Recording Tax Benefit:	$1,186,250
Sales Tax Exemption:	$2,513,004
Total Cost to NYC	**$3,699,254**

C. Benefit to City from Operations and Renovation (Estimated NYC direct and indirect taxes to be generated by Company):	**$4,559,179**

D. Benefit to City from Jobs to be Created (Estimated NYC direct and indirect taxes to be generated by Company):	**$0**

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NYCIDA CORE APPLICATION

Submit your electronically completed Core Application via email to your assigned Project Manager as a Word Document file or a Word Document saved as a PDF.

A. APPLICANT OVERVIEW

Applicant Name (the "Applicant"): Soltage Maspeth ESS, LLC ("Brigis 2")	Name of operating company (if different from Applicant): NA
Operating company address: 333 Washington Street, Suite 401, Jersey City, NJ 07302	Website address: www.soltage.com
EIN #: [redacted]	NAICS Code: 221100
State and date of incorporation or formation: DE 9/28/2021	Qualified to conduct business in NY? ☒ Yes ☐ No
Applicant is (check one of the following, as applicable): ☐ General Partnership ☐ Limited Partnership ☐ Business Corporation ☐ Other: ☒ Limited Liability Company ☐ Sole Proprietorship ☐ S Corporation	
Is Applicant publicly traded? ☐ Yes ☒ No Is Applicant affiliated with a publicly traded company? ☐ Yes ☒ No If yes, name the affiliated company:	

B. APPLICANT CONTACT INFORMATION

	Name/Title	Company	Address	Email	Phone	Primary[1]
Applicant Contact Person	Dirk van Ouwerkerk	Soltage	333 Washington St Suite 401, Jersey City, NJ 07302	[redacted]		☒
Attorney	Joshua Rudin, Of Counsel	Mintz, Levin, Cohn, Ferris, Glovsky, and Popeo, P.C.	919 Third Avenue, New York, NY 10022			☐
Accountant	Rich Levine, Head of Accounting	Soltage	333 Washington St Suite 401, Jersey City, NJ 07302			☐
Consultant/Other						☐

C. APPLICABLE FINANCIAL ASSISTANCE

Provide the estimated value of each of the following types of Project Financial Assistance being requested. Discuss the estimation of the Requested Financial Assistance with your assigned Project Manager, if needed.

Requested Financial Assistance	Estimated Value of Requested Financial Assistance
Real Estate Tax Benefits	$-
Sales Tax Waiver	$5,935,788
Mortgage Recording Tax Benefit	$1,825,000

[1] Select the individual to whom questions should be directed and who may speak on behalf of Applicant.

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D. Applicant Background

Provide a brief description of Applicant's history and the nature of its business. Feel free to include information from Applicant's website or other official documentation describing Applicant. Include information such as when Applicant was founded, who founded the Applicant, a brief history of the Applicant, the Applicant's primary services and market, and the number of Applicant's employees in NYC and elsewhere. **Limit the description to 250 words.**

The applicant project, Soltage Maspeth ESS, LLC or "Brigis 2" is a wholly owned subsidiary of Soltage, LLC ("Soltage"). Soltage is a leader in the development, financing, and operation of distributed utility-scale solar and energy storage assets, having developed and operated more than 130 projects and 600 MW of capacity in 14 states. Soltage develops its projects to own and operate over their entire project lives. This approach is always first focused on the technical feasibility and safety of the project's design and operations. All of our projects are monitored and dispatched by our in-house Asset Management team from our Network Operations Center located in Jersey City.

Soltage is one of the few renewable energy developers nationally that has thrived and grown consistently since its founding in 2005. Building on its long history of success in the solar industry, its storage division was founded in 2019 and has emerged as a leading developer in the New York market. Its first project was commissioned in 2025, and its pipeline has grown to more than 20 projects.

Soltage has remained headquartered in the New York City metropolitan area since its founding, and many of its 60 employees live in New York. New York City is the first and home market for our energy storage activities, and we partner with local contractors, engineers, and consultants to deliver our projects. The Soltage storage team has always focused on developing a close and cooperative relationship with the utility and designing our systems to become part of the public grid. With the recent signing of the 20 MW Brigis 2 Utility Dispatch Rights contract, which is the subject of this application, we are entering into a new chapter of collaboration with Con Edison. Soltage's energy storage development team comes from a range of professional and educational backgrounds including architecture, real estate, civil engineering, urban planning, and public policy. This combined experience helps the team design projects to be seamlessly embedded in the urban environment.

E. Proposed Project Activities

Describe the proposed Project, including its purpose and Project Location, in the text box below. Refer to the example below.

Soltage is seeking a Sales Tax Waiver and Mortgage Recording Tax Benefit for the construction of a 20 MW / 80 MWh battery energy storage system in Maspeth, Queens. The location is in a Manufacturing zone and part of the Maspeth Industrial Business Zone (IBZ). The project will occupy 25,696 square feet on Lots 1, 4, 6, 11 and 39 on Block 2535 in the Borough of Queens. The installation will consist of battery packs, a concrete blockhouse containing transformers, network protectors, and switchgear, and other balance of plant equipment. The site will be equipped with a fire alarm and suppression system approved by the Fire Department of New York and the New York City Department of Buildings, and the system will be monitored and operated 24/7.

This facility will operate under Con Edison's dispatch instructions to support the New York City electric distribution system for a period of at least 15 years. Soltage and Con Edison executed a Bulk Energy Storage "Utility Dispatch Rights" (UDR) contract, which gives Con Edison full and exclusive dispatch rights of the facility. This allows the facility to provide a full suite of services to both the generation and transmission as well as the local distribution grid including energy, capacity, peak reduction, and ancillary services such as Voltage Support and Frequency Regulation. The facility will be designed at the highest level of redundancy to meet Con Edison's exact system specifications and ensure that it can be relied upon by Con Ed as part of their grid. In return, Soltage will receive annual fixed payments over the 15-year life of the contract.

Con Edison has evaluated this site and its location on the grid in its procurement evaluation process and selected it from a number of other proposals. The award reflects the greater need for grid balancing and support at this particular location, in the middle of an industrial zone with growing electric load and connected to a substation that covers a wide area of residential communities. There is a significant and growing need for dispatchable electric capacity located in New York City to meet the dual demands of load growth and the energy transition, including the integration of intermittent renewables both at a regional and neighborhood level. The New York Independent System Operator (NYISO) forecasts an ~35% increase in electricity demand by 2035 and continues to raise its long-term forecasts. Furthermore, NYISO forecasts deficiencies in capacity in New York City. The New York State Energy Research and Development Authority (NYSERDA) estimates that 4,500 MW of energy storage is needed in New York City by 2035. However, deployment, while increasing, still falls short of the required growth, especially of larger projects. These projects are so valuable to New York City's grid because it is so difficult for Con Edison to expand grid capacity and improve reliability using the traditional solutions of building new transmission and distribution lines into the neighborhoods. This facility will improve reliability, reduce the risk of outages, and expand Con Edison's grid. Most importantly, this facility will allow Con Edison to actively manage the grid in a way that is not being done today because the Utility Dispatch Rights contract mechanism gives Con Ed access to all of the battery system's capabilities. A 20 MW / 80 MWh facility of this size can maintain grid stability for a Con Edison network that serves hundreds of thousands of New Yorkers.

This site was identified in part based on Con Edison's Non-Wires Solutions program, which although no longer active, indicated a large need for distribution capacity on the Glendale substation serving Maspeth and the surrounding area. A battery energy storage system here will convert the site to a more productive use. The expanded grid capacity will enable the further development of the industrial businesses in the neighborhood and allow investment in electric bus and vehicle charging, solar rooftops, electric heating, and energy intensive high tech manufacturing activities that require high power quality. Soltage is investing significant resources into project design and architecture to ensure the project is constructed to match the character of the neighborhood. These improvements will include a screening and sound wall, 460 linear feet of sidewalk where none exist today, and a number of new public street parking spots. Soltage will take a proactive approach to public and community engagement and is already working to inform public officials and the community on its plans for this site. In addition to educating the public on BESS safety and informing them of the benefits, Soltage plans to partner with local organizations in Queens and expand apprenticeship opportunities with its contractors.

Grid-scale battery energy storage systems (BESS) installed in New York City are highly regulated to meet the highest safety specifications at both the product and site level. The FDNY's site certification rules, which were the result of a decade-long review process, have become the gold standard for BESS regulation nationwide. The FDNY's stringent product certification rules allow only a very small number of commercially available products to be installed in the city today. Though both rely on the same basic chemistry, grid-scale BESS products and e-bike batteries are entirely different categories with very different risk profiles. Today, more than ten BESS projects have been built and are operating in New York City today.

The total cost of the project is estimated to be approximately $80.7 million. Soltage has a Purchase Option on this site, meaning it has the right but not obligation to purchase the site. The expected closing date of financing is in the fourth quarter of 2025, and construction is expected to begin in July 2026. Soltage anticipates this project will be operational in 2028. Soltage has received the results of a utility interconnection study, posted the interconnection deposit, received wholesale NYISO deliverability rights, and begun engineering design work on this project. The formal permitting of this project through FDNY and the Department of Buildings' Office of Technical Certification and Research is being initiated on pace with this work.

Our plans for this project require supplemental support from NYCIDA due to the complex nature and high and growing costs of introducing grid-scale storage into New York City's urban environment. This is a first of a kind project for both Con Edison and Soltage and will be the first greenfield and first distribution-connected Bulk UDR project on New York City's electric grid. Though this project will be built under contract with Con Edison, Soltage is assuming significant development and execution risk to meet contractual obligations. With the support of NYCIDA, Soltage is confident that it can fully execute this project. However, without NYCIDA's support we do not believe the project is financeable.

Example: [Applicant Name] ("Applicant") is a [describe general business activity, such as food processor, real estate developer, plastics manufacturer, etc.]. Applicant is seeking financial assistance in connection with the [list Project activities, such as construction, furnishing, equipping, etc.] of a [__] square foot building on a [__] square foot parcel of land located at [address] (the "Facility"). The Facility will be owned by [Applicant or holding company] and used as a [describe specific business activities associated with the Project such as warehouse, commercial office space, manufacturing facility, , etc.]. The total cost is approximately [Project cost]. **The anticipated closing date is [ ]. The project is anticipated to be completed in ___ [months or years].**

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F. Project Location Detail

Complete this table for *each* Project Location with a distinct Block/Lot. For Projects with more than one Block/Lot, copy the Project Location table below and paste it directly underneath to complete it.

Project Location Information		
Project Address: 53-11 54th Avenue, Queens, NY 11378	Location # 1 of 1	
Borough/Block/Lot: 4 / 2535 / 1, 4, 6, 11, 39, 40	Community Board #: Queens 2	Neighborhood: Maspeth
Square footage of land: 25,696	Square footage of existing building: #1 560 SF, #2 710 SF	Number of Floors: #1 three floors, #2 one floor
How is the anticipated Project Location currently used and what percentage is currently occupied? Contractor yard / parking / residence 100%		
In the case of relocation, what will happen with Applicant's current facility? ☒ N/A		
Does the Project Location have access to rail and/or maritime infrastructure? No		
Is there any space at the Project Location that is currently being/will be occupied and/or used by any entity other than the Applicant or operating company, whether Affiliates or otherwise? ☐ Yes ☒ No If yes, attach a separate page and provide details about tenants such as (1) name of tenant business(es) (whether Affiliates or otherwise), (2) square footage of tenant operations, (3) tenant occupancy commencement and termination dates, and (4) copies of leases, licenses, or other documents evidencing a right to possession or occupancy. For the purposes of this question, any license or other right of possession or occupancy granted by the Applicant or operating company with respect to the Project Location shall be deemed a tenancy.		

Construction Information
Construction Start Date (as defined in the Policies and Instructions): July 2026 Facility Operations Start Date (as defined in the Policies and Instructions): December 2028
Does the Project involve the construction of a new building or an expansion/renovation of an existing building? ☐ Yes ☒ No If yes, complete the following questions and attach a separate page and provide drawings, plans, or a description of the proposed work. Does the Project involve subsurface disturbance or excavation? ☒ Yes ☐ No Anticipated square footage of Facility after construction and/or renovation: NA Anticipated square footage of *non-building improvements* after construction and/or renovation (e.g. parking lot construction): NA Please describe any non-building improvements on a separate page. Square feet of wet lab space created: NA Square feet of wet lab space preserved: NA Percentage of total building size dedicated to wet lab space: NA Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project?[2] Yes
Which of the below statements best reflects your current stage in the contractor procurement process? ☐ A contractor has been selected and the procurement process is complete. ☐ The procurement process has begun but a contractor has not been selected. Selection is anticipated by: ☒ The procurement process has not begun. Procurement is anticipated to begin by: September 2025 ☐ Other: ☐ Not applicable
Percentage of tenancy expected at Facility Operations Start Date: NA – no tenants Percentage of tenancy expected six months after Facility Operations Start Date: NA – no tenants Percentage of tenancy expected 12 months after Facility Operations Start Date: NA – no tenants Percentage of tenancy expected 18 months after Facility Operations Start Date NA – no tenants
Zoning Information
Current zoning of Project Location: M2-1 Is a zoning variance or special permit required for the Project to proceed at this Project Location? ☐ Yes ☒ No

[2] More information on free energy efficiency advisory services can be found here.

If yes, attach a separate page and describe the zoning variance or special permit required, which agencies are involved, and the anticipated schedule for zoning approval.
Is the Project subject to any other city, state or federal approvals? ☐ Yes ☒ No
If yes, attach a separate page and describe the approval required, and if applicable, list any other environmental review that may be required.
Is the Project Location a designated historic landmark or located in a designated historic district? ☐ Yes ☒ No
Is the Project Location within the NYC Coastal Zone Boundary? ☒ Yes ☐ No
Intended use(s) of site (check all that apply): ☐ Retail % ☐ Manufacturing/Industrial 100% ☐ Office %

G. ANTICIPATED OWNERSHIP

1. Check the accurate description of the Project Location's anticipated ownership.

☒ Applicant or an Affiliate is/expects to be the Project Location's fee simple owner.	(Projected) Acquisition date: June 2026
☐ Applicant or an Affiliate leases/expects to lease the Project Location. ☐ Lease is for an entire building and property. ☐ Lease is for a portion of the building and/or property.	(Projected) Lease signing date:
☐ Neither of the above categories fully describes Applicant's interest or intended interest in the Project Location. Describe the anticipated ownership of the Project Location premises:	

2. Does/will an Affiliate own/control the Project Location? ☒ Yes ☐ No
If yes, complete the table below:

Name of Affiliate: Soltage Maspeth LandCo, LLC	Address of Affiliate: 333 Washington Street, Suite 401, Jersey City, NJ 07302
Affiliate is a (check one of the following, as applicable): ☐ General Partnership ☐ Limited Partnership ☐ Business Corporation ☐ Other: ☒ Limited Liability Company ☐ Sole Proprietorship ☐ S Corporation	

H. PROJECT FINANCING

1. **Sources of Financing**. Provide amounts as aggregates for all Project Locations. Add table rows, if needed.

Sources	Total Amount	Percent of Total Financing
Equity	$12,104,631	15%
Commercial Loan (Bank Name: TBD)	$68,592,914	85%
New York City Public Funds	$	%
Source:	$	%
Source:	$	%
New York State Public Funds	$	%
Other:	$	%
Total	$80,697,545	100%

2. Mortgage amount on which tax is levied (exclude SBA 504 financing[1]): NA

3. Anticipated closing date between the [lender(s)]/[financing party(s)]/[financial institution(s) and/or funder(s)] and Applicant: December 31, 2025

[1] The SBA 504 Loan Program, administered by the Small Business Administration, is designed to provide small businesses with long-term financing to acquire and improve major fixed assets, such as owner-occupied commercial real estate and heavy machinery.

4. **Uses of Financing.** Provide amounts as aggregates for all Project Locations.

Uses	Total Amount	Percent of Total Financing
Land and Building Acquisition	$1,281,577	2%
Construction Hard Costs (i.e. site excavation, building materials, labor, landscaping, construction materials, etc.)	$36,791,947	46%
Construction Soft Costs (i.e. pre-planning, legal, financing, design, etc.)	$2,121,951	3%
Furnishings, Fixtures, & Equipment (FF&E) and Machinery & Equipment (M&E) (i.e. generators, desks, chairs, electronic equipment, specialized manufacturing equipment, assembly equipment, etc.)	$30,090,170	37%
FF&E purchased in NYC	$	
M&E purchased in NYC	$	
Closing Fees (costs associated the execution of deal, i.e. debt service reserve fund, financing fees, loan origination fees, attorney fees, pre-payment penalties, etc.)	$8,012,776	10%
Other (describe): Includes insurance, EMS controls upfront fees	$2,399,124	3%
Total	$80,697,545	100%

4a. Indicate anticipated budgeting of Hard Costs: Electrical: 50% Carpentry: % Painting: % Plumbing: 2% Excavation or Demolition: 3% Other: 45%

4b. Indicate anticipated budgeting of Soft Costs: Architecture: %Engineering: 80% Design: % Other: 20%

I. EMPLOYMENT INFORMATION

The following information will be used as part of the Agency's calculation of the Project's benefit to the City, and as a basis for comparison with the employment information that Applicant will be required to report on an annual basis for the term of the Project Agreement (as defined in the Policies and Instructions).

1. **Job Creation Schedule for the Applicant**
For all responses in the table below, part-time ("PT") employees are defined as those working between 17.5 and 35 hours per week on average, and full-time ("FT") employees are defined as those working 35 hours or more per week. Hourly wages in Columns E & F should represent the pay rate and are exclusive of overtime. For salaried employees, divide the annual salary by 1,820 working hours per year to calculate an hourly wage. Information included in Column C below will be used to determine eligibility for participation in the HireNYC Program. For program information, see Additional Obligations document. If eligible for the HireNYC Program participation, NYCEDC will provide additional details.

A	B	C			D	E	F	G	H
Job Category	**# of NYC jobs retained by Project**	**# of jobs to be added in each year at Project Location in first 3 years of operation *to be employed by Applicant***			**Total # of Jobs at Project Location in first 3 years of operation (Sum of all Columns B and C)**	**Average hourly wage for Year 1**	**Lowest hourly wage for Year 1**	**Average Fringe Benefit for retained jobs**	**Average Fringe Benefit for created jobs**
		Year 1: 2028	**Year 2: 2029**	**Year 3: 2030**					
FT Executive level						$		$	$
FT Manager level						$		$	$
FT Staff level		1				$70		$	$20
Total FT Employees						$	$	$	$
Total PT Employees		6	0	0	10	$65	$75	$NA	$NA

2. **Job Creation Schedule for tenants at the Facility not affiliated with the Applicant**

A Job Category	B # of NYC jobs retained by Project	C # of jobs to be added in each year at Project Location in first 3 years of operation			D Total # of Jobs at Project Location in first 3 years of operation (Sum of all Columns B and C)	E Average hourly wage for Year 1	F Lowest Hourly Wage for Year 1	G Average Fringe Benefit for retained jobs	H Average Fringe Benefit for created jobs
		Year 1: 2027	Year 2: 2028	Year 3: 2029					
FT Employees						$	$	$	$
PT Employees						$	$	$	$

3. Of the Total Jobs at Project Location in Column D in Table 1, how many employees are/will be NYC residents? NA

4. How many employees at the Project Location will be paid below living wage[2] at Project Start Date (as defined in the Policies and Instructions)? 0

5. Does the Project currently have, or anticipate having, contract or vendor employees[3] at the Project Location? ☐ Yes ☒ No

6. Generally describe all other forms of compensation and benefits that permanent employees will receive (i.e. healthcare, employer contributions for retirement plans, on-the-job training, reimbursement for educational expenses, etc.). NA

7. Will Applicant or any of its Affiliates be required to provide health coverage to its employees pursuant to the federal Patient Protection and Affordable Care Act (the "Act")? ☐ Yes ☐ No
   If yes, provide an overview of the applicable requirements under the Act and an explanation of how Applicant plans to comply with such requirements. If no, explain why and provide a FT employee count using the Act "FTE Employee Calculator".

8. Is Applicant currently providing paid sick time to employees in accordance with the Earned Sick Time Act (Chapter 8 of Title 20 of the NYC Administrative Code) and otherwise in compliance with such law? ☒ Yes ☐ No
   If yes, provide an explanation of your company's paid and unpaid sick time policy. If No, explain why and provide a table which outlines the number of anticipated employees and hours worked per calendar year.[4]

9. Will the Project use an apprenticeship program approved by the New York State Department of Labor? ☐ Yes ☒ No

J. LABOR

Applicant and its Affiliates hereinafter will be referred to collectively as the "Companies" or individually as a "Company." If none of the following questions applies to any of these Companies, answer *No*. For any question that does apply, be sure to specify to which of the Companies the answer is relevant.

1. Has any of the Companies during the current calendar year or any of the five preceding calendar years experienced labor unrest situations, including actual or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?

   ☐ Yes ☒ No If Yes, explain on an attached sheet.

2. Has any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any the five calendar years preceding the current calendar year?

   ☐ Yes ☒ No If Yes, describe and explain current status of complaints on an attached sheet.

3. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings or other labor disputes during the current calendar year or any of the five calendar years preceding the current calendar year?

   ☐ Yes ☒ No If Yes, explain on an attached sheet.

4. Are any of the Companies' employees *not* permitted to work in the United States?

   ☐ Yes ☒ No If Yes, provide details on an attached sheet.

[2] For information regarding living wage, see Additional Obligations document.

[3] Contract or vendor employees are independent contractors (i.e. persons who are not "employees") or are employed by an independent contractor, who provide services at a Project Location.

[4] Information on the Paid Sick Leave Law can be found here.

5. Is there any period for which the Companies did not complete and retain, or do not anticipate completing and retaining, all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?

☐ Yes ☒ No If "Yes," explain on an attached sheet.

6. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current or preceding three year calendar years?

☐ Yes ☒ No If "Yes," use an attached sheet to briefly describe the nature and date of the inspection and the inspecting governmental entity. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon any of the Companies as a consequence.

7. Has any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?

☐ Yes ☒ No If "Yes," use an attached sheet to quantify the liability and briefly describe its nature. Refer to any governmental entities that have had regulatory contact with the Company in connection with the liability.

8. Are the practices of any of the Companies now, or have they been at any time during the current or preceding five calendar years, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?

☐ Yes ☒ No If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.

K. FINANCIALS

1. Has Applicant, Affiliate(s), Principal(s), or any close relative of any Principal(s), ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any Public Entities?

☒ Yes ☐ No If Yes, provide details on an attached sheet.

2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project Location(s), obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/Build NYC and/or other Public Entities?

☒ Yes ☐ No If Yes, provide details on an attached sheet.

3. Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?

☐ Yes ☒ No If Yes, provide details on an attached sheet.

4. Has real property in which Applicant, or Affiliate or Principal, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?

☐ Yes ☒ No If Yes, provide details on an attached sheet.

5. Does Applicant, or any Affiliate or Principal, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Include mortgage loans and other loans taken in the ordinary course of business only if in default.

☐ Yes ☒ No If Yes, provide details on an attached sheet.

6. Has Applicant, or any Affiliate or Principal, failed to file any required tax returns as and when required with appropriate governmental authorities?

☐ Yes ☒ No If Yes, provide details on an attached sheet.

7. In the table below, provide contact information for Applicant's references. If the space provided below is insufficient, provide complete information on an attached sheet. List any "Major Customers" (those that compose more than 10% of annual revenues) and any "Major Suppliers" (those that compose more than 10% of goods, services, and materials).

Reference Type	Company Name	Address	Contact Person	Phone	Fax	Email	% of Revenues
Major Customers	Consolidated Edison of New York	4 Irving Place, New York, NY 10003	Michael Tally	[redacted]			100%
							%
Major Suppliers	Tesla	1 Tesla Road, Austin, TX 78725	Jamie Myers				%
							%
Unions							

Banks							

L. ANTI-RAIDING

1. Will the completion of the Project result in the relocation of any plant or facility located within New York State, but outside of New York City, to New York City? ☐ Yes ☒ No

   If "Yes," provide the names of the owners and addresses of the to-be-removed plant(s) or facility(ies):

2. Will the completion of the Project result in the abandonment of any plants or facilities located in an area of New York State other than New York City? ☐ Yes ☒ No

   If "Yes," provide the names of the owners/operators and the addresses of the to-be-abandoned plant(s) or facility(ies):

If the answer to question 1 or 2 is "Yes," answer questions 3 and 4.

3. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry? ☐ Yes ☐ No

4. Is the Project reasonably necessary to discourage Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State? ☐ Yes ☐ No

If the answer to question 3 or 4 is "Yes," provide a detailed explanation on a separate sheet of paper.

M. COMPLIANCE WITH LAW

1. The Applicant and any owner or occupant of the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations. ☒ Yes ☐ No

2. The proposed project, as of the date of this application, is in compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to the provisions of Section 859-a and Section 862(1) thereof. ☒ Yes ☐ No

N. ADDITIONAL QUESTIONS

1. Is the Applicant considering alternative Project Locations outside of New York City? ☐ Yes ☒ No

   a. If "Yes," where?

2. What uses are being considered for the Project Location other than those described in the Proposed Project Activities? None

3. How does the Applicant intend to utilize the tax savings provided through the NYCIDA? To finance the construction of the energy storage project

4. What are the primary sources of revenue supporting Applicant's operations? Fixed annual payments from Con Edison for the dispatch rights of the battery energy storage system for a period of 15 years are the only sources of revenue for this project.

5. If the Applicant's income statement categorizes any revenues as "*Other* operating revenues," describe what revenues are captured in that category: ☒ N/A

6. If the Applicant's income statement categorizes any revenues as "*Other* general and administrative," describe what revenues are captured in that category: ☒ N/A

CERTIFICATION

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant and its Affiliates, hereby request, represent, certify, understand, acknowledge and agree as follows:

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the Agency's Board of Directors (the "Board"), in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

I certify that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant and its Affiliates.

I certify under penalty of perjury to the best of my knowledge and belief, after due investigation, that the information contained in these Application Materials is accurate, true and complete and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Board to reject the request made in the Application Materials. I understand that the Agency will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at Applicant's expense.

I acknowledge that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the project.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the Agency with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Agency or NYCEDC may take to investigate and verify such information; that the Agency may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Agency determines that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor of the City; that under the New York State Freedom of Information Law ("FOIL"), the Agency may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Polices and Instructions document provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I further understand and agree as follows:

That notwithstanding submission of this Application, the Agency shall be under no obligation to present Applicant's proposed Project to the Board for approval. If the Agency presents Applicant's proposed Project to the Board for approval, the Agency does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to the Board for approval the Agency obtains such approval, such approval shall not constitute a guaranty from the Agency to Applicant that the Project transaction will close.

That preparation of this Application and any other actions taken in connection with the proposed Project shall be entirely at Applicant's sole cost and expense. Under all circumstances, the Application Fee is non-refundable, including but not limited to the circumstance where the Agency decides, in its sole discretion, to not present Applicant's proposed project to the Board for Approval.

That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases the Agency and NYCEDC and their respective directors, officers, employees and agents (collectively, the "Indemnitees") from and against any and all claims that any Indemnitor has or could assert and which arise out of, or are related to, any Application Materials, any actions taken in connection therewith or any other actions taken in connection with the proposed Project (collectively, the "Actions"). Each Indemnitor hereby indemnifies and holds harmless each of the Indemnitees from and against any and all claims and damages brought or asserted by third parties, including reasonable attorneys' fees, arising from or in connection with the Actions. As referred to herein, "third parties" shall include, but shall not be limited to, Affiliates.

That in the event the Agency discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Agency to make such disclosure and hereby releases the Agency from any claim or action that Applicant may have or might bring against the Agency, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Agency and the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys' fees) against claims arising out of such disclosure as such claims may be made by any party including Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

That capitalized terms used but not defined in this Application have the respective meanings specified in the Policies and Instructions.

I acknowledge and agree that the Agency reserves its right in its sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

This 20 **day of** May**, 20**25**.**

Name of Applicant: Soltage Maspeth ESS, LLC

Signatory: Dirk van Ouwerkerk
Title of Signatory: Senior Vice President of Storage Development
Signature:

I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. **Certified by Preparer,**

This day of , 20 .

Name of Preparer: _____

Signatory: _____
Title of Signatory: _____
Signature: _____

ATTACHMENT: DETAILS FOR SECTION K. FINANCIALS, QUESTIONS 1-2

1. Has Applicant, Affiliate(s), Principal(s), or any close relative of any Principal(s), ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any Public Entities?

☒ Yes ☐ No If Yes, provide details on an attached sheet.

NYCIDA sales tax waiver for the following projects: 55 Drive BESS, LLC (5 MW, closed and commissioned); Brigis 1A BESS, LLC (5 MW, closed and under construction); Brigis 1B BESS, LLC (5 MW, closed and under construction); and McDonald BESS, LLC (5 MW, closed and under construction) are all entities controlled by Soltage, LLC that have received sales tax waivers from NYCIDA for the construction of battery energy storage systems (BESS).

55 Drive BESS, LLC and McDonald BESS LLC have both been awarded, but have not yet received, a New York State Retail Storage Block Incentive.

2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project Location(s), obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/Build NYC and/or other Public Entities?

☒ Yes ☐ No If Yes, provide details on an attached sheet.

Five projects on other locations – Holly BESS, LLC, Stanley BESS, LLC, Fountain BESS, LLC, Dumont BESS, LLC, and Emerald BESS, LLC – anticipate submitting applications to seek sales tax waivers at future NYCIDA Board meetings to support the construction of battery energy storage systems.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Soltage, LLC

Name of Action or Project:

Brigis 2 BESS Proejct

Project Location (describe, and attach a location map):

53-11 54th Avenue, Maspeth, NY 11378 (Block 2535, Lots 6, 11, 4, 1, 40, 39)

Brief Description of Proposed Action:

Installation of a 20 MW, 80 MWh Battery Energy Storage Systems and associated auxiliary electrical equipment.

Name of Applicant or Sponsor:

Dirk van Ouwerkerk, SVP of Storage Development, Soltage, LLC

[redacted]

Address:

333 Washington St, Suite 401

City/PO:	State:	Zip Code:
Jersey City	New Jersey	07302

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYC DOB Permits, FDNY Permits, NYSERDA Incentive Funding	☐	☑

3. a. Total acreage of the site of the proposed action? 0.590 acres
   b. Total acreage to be physically disturbed? 0.590 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.590 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ n/a - none needed _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
~~1~~9. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☐	☑
If Yes, describe: _____		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: _____		
Soltage has not found any record for ongoing or completed hazardous waste remediation. However, following completion of the Phase II Environmental Site Assessment, Soltage intends to develop and implement a Remedial Action Plan for the project area.		

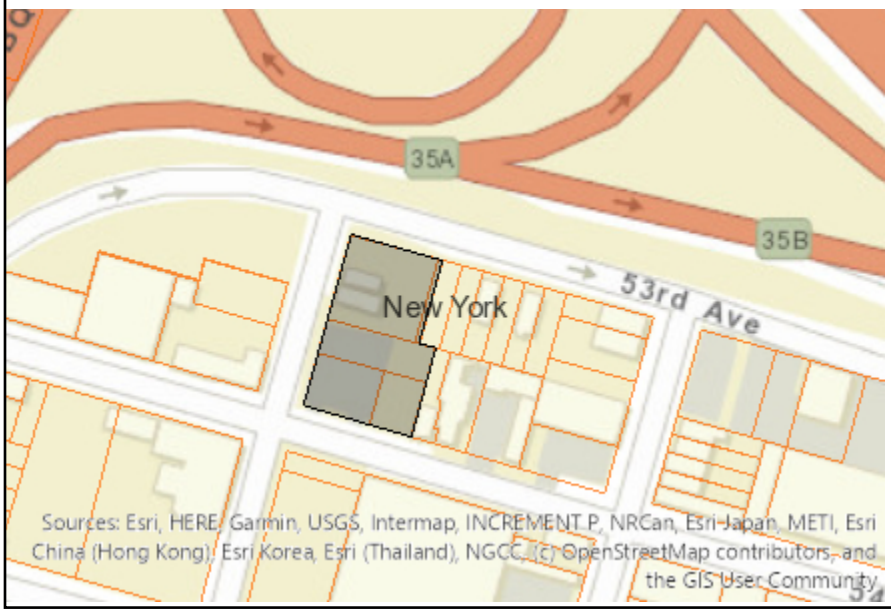
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Dirk van Ouwerkerk Date: 5/19/2025

Signature: Dirk van Ouwerkerk (May 19, 2025 16:37 EDT) Title: SVP of Storage Development

EAF Mapper Summary Report

Monday, May 19, 2025 1:00 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes