

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: Eastern Towhee A Clean Energy LLC is a Delaware limited liability company and Eastern Towhee B Clean Energy LLC is a Delaware limited liability company (collectively, the "Companies"). Each Company is an indirect, wholly owned subsidiary of NineDot Energy, LLC ("NineDot"). NineDot is a community distributed energy generation developer. **Project Description:** The Companies are seeking financial assistance in connection with the construction and equipping of (i) two battery energy storage systems with a total estimated capacity of 9.8 Megawatts (MW) (or 4.9 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"). Combined the Battery System and Solar System will total 2,520 square feet and will be located on land to-be-subdivided into two lots totaling 14,846 square feet collectively, which are located at 145-149 Centre Street, Brooklyn, New York (the "Facility"). The Facility will be leased by the Companies 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:** 145-149 Centre Street, Brooklyn, New York 11231. **Type of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$32,600,000. **Projected Jobs:** 2 full-time equivalent jobs retained and 2 projected by the project. **Hourly Wage Average and Range:** \$70.00/hour.

Company Name: Snowy Sheathbill Clean Energy LLC is a Delaware limited liability company (the “Company”). The Company is an indirect, 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) a battery energy storage system with an estimated capacity of 4.9 Megawatts (MW), consisting of batteries and other equipment including transformers and switchgears, metering 19.6 MW hours of energy storage capacity total per day (the “Battery System”); and (ii) a solar canopy system 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 60 kilowatt hours total per day (the “Solar System”). Combined the Battery System and Solar System will total 1,701 square feet and will be located on two to-be-combined parcels totaling 8,318 square feet collectively, which are located at 924 East Gun Hill 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:** 924 East Gun Hill Road, Bronx, New York 10469. **Type of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$17,530,000. **Projected Jobs:** 1 full-time equivalent job retained and 1 projected by the project. **Hourly Wage Average and Range:** \$70.00/hour.

Company Name: TWP Partners LLC, a New York limited liability company (“TWP”), operating as TWP Clothing, is a designer, manufacturer, and retailer of women’s apparel. **Project Description:** TWP is seeking financial assistance in connection with the renovation, furnishing, and equipping of a 30,277 square foot condominium unit comprising a portion of two floors and a portion of the cellar (the “Facility”) in a 103,047 square foot, six-story building located on a 21,344 square foot parcel of land at 261-267 Canal Street and 21-23 Howard Street, New York, New York. The Facility is owned by Carolwood Howard LLC, Cannon Howard RE Partners LLC, Empire 261 Canal LLC, and 1-21 Howard Aidan TIC LLC, which include certain affiliates and/or subsidiaries of TWP. The Facility will be leased to TWP to be used as its headquarters and as an integrated hub for manufacturing, design, and retail space for the TWP Clothing brand. **Addresses:** 261-267 Canal Street and 21-23 Howard Street, New York, New York 10013. **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:** \$5,000,000. **Projected Jobs:** 54 full-time equivalent jobs retained and 32 full-time equivalent jobs projected. **Hourly Wage Average:** \$62.41/hour, estimated range of \$27.00/hour to \$88.00/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.

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 Director of Accessibility at (212) 619-5000 or Accessibility@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, July 16th, 2026.

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 IDABuild_PublicHearings@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: IDABuild_PublicHearings@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.

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One Liberty Plaza, 13th Floor
New York, New York 10006
(212) 619-5000