

**NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT COST/BENEFIT ANALYSIS**

July 16, 2026

APPLICANTS

Eastern Towhee A Clean Energy
370 Jay St
Brooklyn, New York 11201

PROJECT LOCATION

145-149 Centre Street
Brooklyn, New York 11231

A. Project Description:

Eastern Towhee A 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. 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 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.

NPV 10 years @6.25%	
B. Costs to City (New York City taxes to be exempted):	
Mortgage Recording Tax Benefit:	\$0
Land Tax Abatement:	\$0
Building Tax Exemption:	\$0
Sales Tax Exemption:	\$562,838
NYC Forgone Income Tax on Bond Interest	\$0
Total Cost to NYC	\$562,838

C. Benefit to City from Operations and

Renovation (Estimated NYC direct and indirect taxes to be generated by Company):

\$6,080,374

D. Benefit to City from Jobs to be Created

(Estimated NYC direct and indirect taxes to be generated by Company):

\$226,071



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"): Eastern Towhee A Clean Energy, LLC; Eastern Towhee B Clean Energy, LLC		Name of Operating Company (If different from Applicant):	
Operating Company Address: 370 Jay St, Brooklyn, New York 11201, United States		Website Address:	
EIN #: [REDACTED]		NAICS Code:	(22) Utilities
		Other NAICS Code:	
State and of incorporation or formation: 02/13/2025		Qualified to conduct business in NY? Yes	
Applicant Is: Limited Liability Company			
Is the Applicant affiliated with a publicly traded company?		No	
If yes, name the affiliated company:			
Applicant entity type:		Project Type:	

B. APPLICANT CONTACT INFORMATION

Provide the contact information for the relevant stakeholders that will be involved in putting together, reviewing, and/or speaking to the Application. For each individual added to the application, you will be able to designate them as an "Application Contributor" allowing them to access to edit and contribute to the online Application.

Primary Point of Contact: Sam Brill

Application Contributors

Contact Full Name	Email	Mobile Phone	Job Title
Emily McGarrigal	[REDACTED]	[REDACTED]	Executive Assistant
Sam Brill			Vice President, Strategic Development
Sean Pak			Controller
Steven Polivy			Attorney

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 Request Financial Assistance
Real Estate Tax Benefits	\$0.00
Sales Tax Waiver	\$2,290,000.00
Mortgage Recording Tax Benefit	\$0.00

D. BACKGROUND INFORMATION

Provide a brief description of Applicant's history and the nature of its business.

The parent company of the Applicant, NineDot Energy, LLC (NineDot) is a leading community-scale, clean energy developer with a growing portfolio of projects across a range of technologies. NineDot is creating innovative energy solutions that support a more resilient electric grid, deliver economic savings, and reduce carbon emissions. Currently, NineDot's focus is on developing battery energy storage systems in the New York City metropolitan area. We plan to develop, build and operate clean energy systems that will strengthen the local power grid infrastructure and provide clean, reliable, and affordable power to New York homes and businesses. We strongly support New York State's mission to achieve 100% clean energy by 2035 with a goal of 6,000 megawatts of energy storage deployment by 2030, aligned with New York City's target of 500MW installed by 2025. NineDot, formerly doing business as CertainSolar, Inc, was founded in 2015 by clean energy financing experts and is based out of the Urban Future Lab, New York City's premiere clean-tech incubator run by New York University in collaboration with the New York City Economic Development Corporation. NineDot has more than 80 full-time employees.

Describe the proposed Project, including its purpose and Project Location.

Eastern Towhee A Clean Energy, LLC and Eastern Towhee B Clean Energy, LLC ("Applicants") are each a wholly owned subsidiary of NineDot Energy, LLC ("NineDot"), a community distributed energy developer. Applicants are seeking tax benefits in connection with the construction of two (2) battery energy storage systems ("BESS") that will have a combined estimated capacity of 9.8 MW (4.9 MW each) along with two solar arrays each of approximately 20 kW capacity (40 kW total) (the "Projects"). The Projects will be located within a property to be reapportioned into two separate tax lots, currently Lots 34, 37 and 38 within Block 552 in the Borough of Brooklyn, known by the address of 145-149 Centre Street (the "Project Site"). The Project Site is currently under contract by Applicant to lease, with a due diligence period lasting until October 2026, during which Applicant will study the financial feasibility of the Project. Pursuant to the lease agreement, Applicant has sole discretion to terminate the contract in full during or at the conclusion of the due diligence period, or elect to proceed with the full 20+ year term of the lease. The Projects are a "front-of-the-meter" storage solution, meaning it will be interconnected with the electrical grid following capital improvements funded by Applicant and made in collaboration with Consolidated Edison, Inc. ("ConEd"). Following completion, the Projects will provide greater grid resiliency, lower utility costs, and a reduced reliance on high-emission, high-cost "peaker" plants during summer hours when grid demand exceeds available capacity. In total, the batteries themselves will comprise approximately 1,564 square feet (sf), in addition to auxiliary equipment and structures, while the two solar arrays to be located on the rooftops of electrical enclosure buildings, comprising approximately 965sf. The per-day energy capacity will be 39.2 MWh for the BESS and approximately 120 kWh for the solar systems. The total cost of the Projects is estimated to be approximately \$32.60 M. The sum includes construction costs of approximately \$14.69 M, mostly in hard costs; approximately \$17.07 M in equipment (including batteries); and other costs which include those for NYCIDA closing fees, insurance, and initial operations and maintenance before the battery is fully online. An NYCIDA sales tax exemption would yield approximately \$2.29 M in sales tax savings before the Project Fee. Financing for the Projects will be provided by a revolving corporate credit facility, which allows NineDot (and Applicants) to draw funds for all project costs once NineDot determines that a project is economically viable and elects to proceed with its development. Applicant expects to close on the NYCIDA transaction as soon as possible following Board approval. The Project's commercial operation date is estimated to be in Q1 of 2029.

E. NYCIDA INDUSTRY DETAILS

THIS DOCUMENT INCLUDES PRE-FILLED CONTEXT SECTIONS FOR MULTIPLE INDUSTRIES. EACH SECTION PROVIDES BACKGROUND INFORMATION TAILORED TO A SPECIFIC INDUSTRY TYPE.

ONLY THE SECTION THAT CORRESPONDS TO YOUR ORGANIZATION'S INDUSTRY IS RELEVANT TO YOUR APPLICATION. ALL OTHER INDUSTRY SECTIONS ARE INCLUDED FOR REFERENCE PURPOSES ONLY AND CAN BE DISREGARDED.

GENERAL COMMERCIAL QUESTIONS

1. Projected Stabilization Date:
2. If the Applicant has employees at the Facility, describe their roles:

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BATTERY ENERGY STORAGE SYSTEM QUESTIONS

Battery Energy Storage Systems

MW generated	MWh generated	Square Feet (GSF) occupied by the BESS
4.9	19.6	782
4.9	19.6	782

1. Total Number of BESS on the site:
2
2. Total MW Generated
3. Total MWh Generated
4. Will the Project be compensated under the Value of Distributed Energy Resources ("VEDR") Program?
Yes
5. What will the primary revenue source be?
6. Will the Project include solar systems in addition to the battery system?
Yes

7. Does the applicant, or any affiliated entities currently participate or plan to participate in workforce development programs specific to clean energy?
Yes

If yes, describe program(s)

In 2025, NineDot Energy (the parent entity of the applicants) participated in (1) the NYSEDA On-The-Job Training program, enrolling 6 employees; (2) the NYSEDA Clean Energy Internship program, enrolling 5 interns. In addition, NineDot has partnered with Solar One, the City's leading environmental education non-profit, to launch a first-of-its-kind job training program for NYC Public School Career / Technical Education students. The two-day program is being piloted at 5 public schools across the City this school year, with plans to expand to others next school year.

8. Does the applicant, or any affiliated entities thereof, currently participate in (or plan to participate in) workforce development programs specific to the life sciences sector?
Yes

If Yes, describe program(s)

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FILM STUDIO QUESTIONS

1. What type of studio facility is being proposed? (e.g. soundstages, post-production, backlot, mixed-use)
2. What aspect of production will the facility support? (production, post-production, animation, virtual production, etc.)
3. What is the projected number of productions that will be hosted annually?
4. Does the Applicant, or any of its affiliates, have any history applying for and/or receiving state film production tax credits?

If yes, describe production tax credits:

MANUFACTURER QUESTIONS

1. Does the Applicant, or any of its affiliates, currently participate in or plan to participate in any workforce development or apprenticeship programs?

If yes, describe workforce development or apprenticeship program(s)

M-CORE QUESTIONS

1. Describe any changes to the forward-looking budget from the pre-application. Have any costs been incurred since the pre-application submission date?

LIFE SCIENCES QUESTIONS

Type of Specialized Space	Square Feet (GSF) of specialized space created	Square Feet (GSF) of specialized space preserved
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

1. Does the project involve the creation or preservation of specialized space (e.g., graduation suites, vivariums, or cGMP manufacturing suites)?
 2. How does the project support the advancement of New York City's life sciences sector?
-

3. Does the applicant, or any affiliated entities thereof, currently participate in (or plan to participate in) workforce development programs specific to the life sciences sector?

If yes, describe workforce development program(s)

F. PROJECT LOCATION DETAILS

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:	145-149 Centre Street, Brooklyn, New York 11231			Location #: PL-1015
Borough:	Block:	Lot:	Community Board #:	Neighborhood:
Brooklyn	552	34-37-38	6	Red Hook
Square footage of land:		Square footage of existing building:	Number of Floors:	
14,846		1,125	1	
How is the anticipated Project Location currently used?				
Parking and small warehouse for commercial garbage hauler				
What percentage is currently used?		%		
Is there a potential case for relocation?		No		
In the case of relocation, what will happen with the Applicant's current facility?				
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?				
Provide additional Details:				
Describe the proposed project, including its purpose and project location:				

Anticipated closing date between issuer and applicant:	
Construction Information	
Anticipated Square footage of Facility after construction and/or renovation:	0
Anticipated square footage of non-building improvements after construction and/or renovation:	
Please describe any non-building improvements after construction and/or renovation (e.g., parking lot construction):	
Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project?	
Yes	
Which of the statements best reflects your current stage in the contractor procurement process?	The procurement process has not begun
Anticipated Selection Date:	Describe Current Stage in Procurement Process:
Facility Operations Start Date (as defined in the Policies and Instructions):	
Construction Start Date:	
Anticipation Construction Completion Date:	
Does the project involve subsurface disturbance or excavation?	Does the Project involve the construction of a new building or an expansion/renovation of an existing building?
	No
Zoning Information	
Is a zoning variance or special permit required for the Project to proceed at the Project Location?	
No	
If yes, describe the nature of required zoning variance or special permits, including which agencies are involved, and the anticipated schedule to receive approval:	
Is the Project subject to any other city, state, or federal approvals?	
No	
If yes, 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?	
No	

Is the Project Location within the NYC Coastal Zone Boundary?				Yes
Intended Uses of Project Location				
Retail %:	Manufacturing / Industrial %:	Commercial Office %:	Residential %:	Other %:
If Residential, please describe number of units and percentage of affordable and affordable housing financing				

G. ANTICIPATED OWNERSHIP

1. What is the most accurate description of the Project Location's anticipated ownership?

Applicant or an Affiliate leases/expects to lease the Project Location

Acquisition Date:	Lease Signing Date:	Lease Applicability:
	07/21/2025	Lease is for an entire building and property
If neither of the above categories fully describes Applicant's interest or intended interest in the Project Location. Briefly describe the Applicant's interest in Project Location:		

2. Does/will an affiliate own/control the Project Location?

Name of Affiliate:	Address of Affiliate:
Affiliate is a:	

H. SOURCES OF FINANCING

Provide amounts as aggregates for all Project Locations.

Source Type	Source Description	Amount of Total Financing (\$)	Percent of Total Financing (%)
Commercial Loan		\$32,600,000.00	100%
TOTALS:		\$32,600,000.00	100%

Mortgage amount on which tax is levied (Exclude SBA 504 financing)*:

\$1.00

Anticipated closing date between Issuer and Applicant:

09/29/2025

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.

I. PROJECT FINANCING

Use Type	Use Description	FF&E purchased in NYC (\$)	M&E purchased in NYC (\$)	Amount of Total Uses (\$)	Percent of Total Uses (%)
Construction Hard Costs				\$11,350,000.00	34.82%
Construction Soft Costs				\$3,340,000.00	10.25%
Furnishings, Fixtures & Equipment (FF&E) and Machinery & Equipment (M&E)				\$17,070,000.00	52.36%
Closing Fees				\$490,000.00	1.5%
Other	Insurance and other similar costs during construction period			\$350,000.00	1.07%
TOTALS:				\$32,600,000.00	100%

Hard Costs					
Please indicate anticipated budgeting of Hard Costs.					
Electrical (%):	Carpentry (%):	Painting (%):	Plumbing (%):	Excavation or Demolition (%):	Other (%):
50.00	0.00	0.00	0.00	10.00	40.00
If Other, please describe other hard costs:					
civil construction and engineering					

Soft Costs			
Please indicate anticipated budgeting of Soft Costs.			
Architecture (%):	Design (%):	Engineering (%):	Other (%):
0.00	25.00	75.00	0.00
If Other, please describe other soft costs:			

J. JOB CREATION SCHEDULE

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

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.
- **Full-time ("FT")** employees are defined as those working 35 hours or more per week.

Hourly wages 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 on the number of jobs added at this project location will be used to determine eligibility for participation in the **HireNYC Program**. For program information, see the *Additional Obligations* document. If eligible for the HireNYC Program participation, **NYCEDC** will provide additional details.

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	Average hourly wage for Year 1	Lowest hourly wage for Year 1
		Year 1	Year 2	Year 3			
FT Executive level	0	0	0	0	0	\$0.00	
FT Manager level	0	0	0	0	0	\$0.00	
FT Staff level	2	1	1	0	4	\$70.00	
Total FT Employees	2	1	1		4	\$23.00	
Total PT Employees	0	0	0	0	0	\$0.00	

K. JOB CREATION SCHEDULE – UNAFFILIATED TENANTS

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	Average hourly wage for Year 1	Lowest hourly wage for Year 1
		Year 1	Year 2	Year 3			
Total FT Employees	0	0	0	0	0	\$0.00	\$0.00
Total PT Employees	0	0	0	0	0	\$0.00	\$0.00

L. EMPLOYMENT INFORMATION

Complete this section based on the Project Location(s) described above.

- Of the Total Jobs at the Project Location, how many employees are/will be NYC residents?
4
- How many employees at the Project Location will be paid below living wage at Project Start Date (as defined in the Policies and Instructions)?
0
- Does the project currently have, or anticipate having, contract or vendor employees at the Project Location?
Yes
- 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.):

NineDot employees are eligible for employer-provided medical insurance, life insurance, short-term disability insurance, employer contributions to a 401(k) plan, reimbursement for certain training and workshop expenses subject to manager approval, and possible compensation of stock options.
- 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?

Yes

If no, explain why and provide a FT employee count using the Act "FTE Employee Calculator":

[<https://www.healthcare.gov/shop-calculators-fte/>]

6. 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

If no, explain why the applicant is not currently providing paid sick time to employees

7. Will the project use an apprenticeship program approved by the New York State Department of Labor?

No

M. LABOR

"Companies" refers to the Applicant and its Affiliates. For each item below, check the box if it applies to any Company; if none apply, indicate "None of the above." at the bottom of this section.

1. During the current calendar year or any of the prior five calendar years, did any Company experience labor unrest (e.g., actual or threatened strikes, handbilling, consumer boycotts, mass demonstrations, or similar activity)?

No

If Yes, provide additional details:

2. Has there been any period when any Company failed to complete and retain, or does not expect to complete and retain—required documentation for this inquiry (e.g., Employment Eligibility Verification (I-9) forms)?

No

If Yes, provide additional details:

3. During the current calendar year or any of the prior five calendar years, did any Company receive a federal and/or state unfair labor practice complaint?

No

If Yes, provide additional details:

4. During the current calendar year or any of the prior three calendar years, did the U.S. Department of Labor, the New York State Department of Labor, the NYC Office of the Comptroller, or any other government agency with labor/wage oversight inspect any Company's premises or audit any Company's payroll records?

No

If Yes, provide additional details:

5. During the current calendar year or any of the prior five calendar years, does any Company have pending or threatened requests for arbitration, grievance proceedings, or other labor disputes?

No

If Yes, provide additional details:

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

No

If Yes, provide additional details:

7. Now or at any time during the current calendar year or any of the prior five calendar years, have any Company's employment practices been the subject of complaints, claims, proceedings, or litigation alleging discrimination in hiring, firing, promotion, compensation, or general treatment of employees?

No

If Yes, provide additional details:

8. Are any of the Companies' employees not authorized to work in the United States?

No

If Yes, provide additional details:

9. None of the statements above apply to any company (Indicate "Yes", if none above apply):

Yes

N. FINANCIALS

"Companies" refers to the Applicant and its Affiliates. For each item below, check the box if it applies to any Company; if none apply, indicate "None of the above." at the bottom of this section.

1. Has Applicant, Affiliate(s), Principal(s), or any close relative 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

If Yes, provide additional details:

In July 2023, Affiliates of the Applicant closed on a revolving credit facility with the New York Green Bank. This credit facility is intended to serve as a bridge loan to allow NineDot Energy, LLC and its subsidiaries to pay for early-stage deposits required by Con Edison for interconnection costs, prior to when full project financing is obtained. These costs represent a portion of the capital expenditures necessary to develop an initial portfolio of project sites controlled by NineDot Energy, LLC or its subsidiaries. This credit facility has since been fully paid off and terminated.

2. 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?

No

If Yes, provide additional details:

3. 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

If Yes, provide additional details:

Several Affiliates of the Applicant have obtained Inducement and Authorizing Resolutions from NYCIDA for BESS projects. These Affiliates were all, like the Applicant, wholly-owned subsidiaries of NineDot Energy, LLC.

4. 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.

No

If Yes, provide additional details:

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

No

If Yes, provide additional details:

6. Has applicant failed to file required tax returns?

No

If Yes, provide additional details:

7. None of the statements above apply to any company (Indicate "Yes", if none above apply):

No

O. REFERENCE INFORMATION

Provide contact information for the Applicant's references. List any **"Major Suppliers"** (those that compose more than 10% of goods, services, and materials).

Please provide at least one **Bank reference** and one reference from a **Major Supplier**. A "Major Supplier" is defined as a supplier that provides more than 10% of goods, services, and materials.).

Reference Type	Company Name	Address	Contact Person	Phone	Fax	Email	% of Revenue (Major Supplies)
Major Supplier	Benfield Electric Supply Company	240 Washington Street Mount Vernon New York United	Dominic DeVito	[REDACTED]		[REDACTED]	0

		States 10553					
Bank	First Citizens Bank	75 N. Fair Oaks Avenue Pasadena California United States 91103	Joe Forbes	████ ██████		████████████████████	

P. 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?

No

If Yes, provide additional details:

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?

No

If Yes, provide additional details:

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?

If Yes, provide additional details:

4. Will the completion of the Project in any way cause the removal and/or abandonment of plants and facilities anywhere in New York State (but outside of New York City)?

If Yes, provide all information relevant to such future removal and/or abandonment:

Q. 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

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

If you answered "Yes" to any of the statements above. Please provide more information:

R. SUPERMARKET DEVELOPMENT & OPERATIONS

1. Will the Project Location participate in the Supplemental Nutrition Assistance Program ("SNAP")?

If No, please describe why:

2. Will the Project Location participate in Special Supplemental Nutrition Program for Women, Infants and children ("WIC")?

If No, please describe why:

3. Please describe the Applicant pricing strategy for Project Location and Affiliate track record of success operating supermarkets in other New York City neighborhoods.

4. Will the Project Location participate in any other community-focused programs or partnerships (e.g. senior discounts, cooking demonstrations, volunteer days, etc.)?

If Yes, describe each activity and its frequency (e.g. daily senior discounts, weekly healthy cooking demonstrations, etc.)

5. Do Applicant and/or its Affiliates own and/or operate other supermarkets or supermarket-related businesses in New York City?

If Yes, list all businesses:

Store & Company Name	Address	Size (sf)	Years in Operation	Owned or Leased
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6. Do the Applicant and/or its Affiliates own and/or operate any other businesses in New York City?

If Yes, describe the nature of business and years in operation:

7. Will the Project Location participate in Special Supplemental Nutrition Program for Women, Infants and children ("WIC")?

If Yes, describe the applicable FRESH Zoning benefits (i.e. additional development rights, reduction in required parking, larger as-of-right in M1), primary applicant company, and anticipated schedule for approval:

S. ADDITIONAL QUESTIONS

1. Is the Applicant considering alternative Project Locations outside of New York City?

Yes

If Yes, where is the relocation being considered?

NineDot Energy seeks to develop clean energy solutions in the urban areas. If project sites are not financially feasible within the five boroughs, we would seek to increase our footprint in Westchester and Long Island, as well in other states with emerging BESS markets.

2. What uses are being considered for the Project Location other than those describe in the Proposed Project Activities?

None

3. How does the Applicant intend to utilize tax savings provided through NYCIDA?

The tax savings provided through NYCIDA will allow Applicant to make construction and operation of the energy storage system financially feasible.

ATTACHMENT CHECKLIST

Submit the following attachments to your Core Application by the Application Deadline associated with your targeted Board Meeting date.

- A. ☒ **Full Environmental Assessment Form (FEAF)**
- B. ☒ **Short Environmental Assessment Form (SEAF)**
- C. ☒ **Internal Background Investigation Questionnaire**
- D. ☒ **Doing Business Data Form**
- E. ☒ **Past 3 years of financial statements**
- F. ☒ **Contract of Sale or Lease Agreement**
- G. ☒ **Operating pro forma or other financial analysis**
- H. ☒ **Investor Presentation (if available)**
- I. ☒ **Current Payroll**
- J. ☒ **Hiring, Professional Development and Promotion Policies Plan**
- K. ☒ **Signed Inducement Letter on company letterhead**
- L. ☒ **Executed Commitment Letter or Terms Sheet**
- M. ☒ **Organizational Chart of Applicant and Affiliates**
- N. ☒ **Policies and Instructions document signature page**
- O. ☒ **Additional Obligations document signature page**
- P. ☒ **Letter of community support**
- Q. ☒ **Copy of Acord Certificate of Liability Insurance**

Executive Resumes and Bios				
Title	First Name	Last Name	Bio	Resume Attached
				☒
				☒
				☒

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 Issuer'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 Issuer 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 Issuer 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 Issuer with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Issuer or NYCEDC may take to investigate and verify such information; that the Issuer may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Issuer 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 Issuer may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies 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 Issuer shall be under no obligation to present Applicant's proposed Project to the Board for approval. If the Issuer presents Applicant's proposed Project to the Board for approval, the Issuer does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to the Board for approval the Issuer obtains such approval, such approval shall not constitute a guaranty from the Issuer 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 Issuer 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 Build NYC 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 Issuer discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Issuer to make such disclosure and hereby releases the Issuer from any claim or action that Applicant may have or might bring against the Issuer, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Issuer 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 Issuer **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,**

Name of Applicant	_____
Signatory	_____
Title Of Signatory	_____
Signature	_____
Applicant Signature Date	_____

**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,**

Name of Preparer	_____
Signatory	_____
Title Of Signatory	_____
Signature	_____
Preparer Signature Date	_____

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.

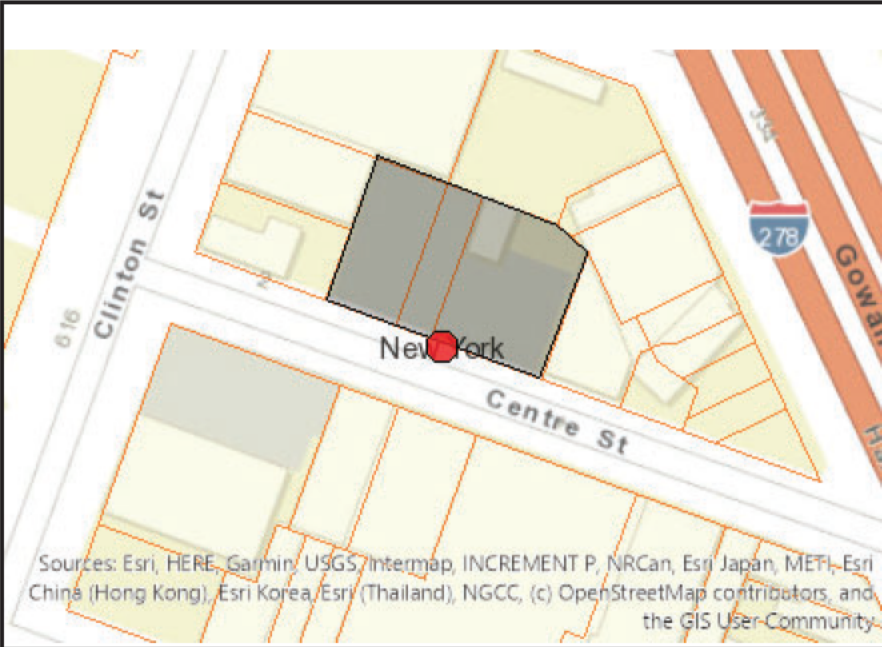
Part 1 – Project and Sponsor Information			
Name of Action or Project: 145-149 Centre Street Brooklyn New York 11231			
Project Location (describe, and attach a location map): 145-149 Centre Street Brooklyn New York 11231 (40.674530000, -74.001340000)			
Brief Description of Proposed Action: NineDot Energy, LLC proposes to install battery energy storage facilities that includes high tension vaults (HTV) with roof-mounted solar (~14 kW) and side-mounted solar inverter and AC disconnect, transformer cabinets, and battery energy storage systems (Tesla megapacks) within a fenced compound.			
Name of Applicant or Sponsor: NineDot Energy, LLC, Attn: Peter Jacullo	Telepho		
	E-Mail:		
Address: 370 Jay Street, 7th Floor			
City/PO: Brooklyn	State: NY	Zip Code: 11201	
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.		NO ☒	YES ☐
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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action? _____ <1 acres b. Total acreage to be physically disturbed? _____ <1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ <1 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO ☒	YES ☐	
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?	☐	☒	
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: <u>N/A development is not a new residential or commercial building; no additions to residential and commercial buildings & mechanical subsystems; and not a substantial alteration to a building or building subsystem. Development is for energy storage with on-site solar.</u> _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Unmanned facility - no potable water required. _____	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Unmanned facility - no wastewater required. _____	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? Subject Property is ~180ft E of NR Eligible building district Red Hook Houses (04701.019316)	NO ☐	YES ☒	
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?	☒	☐	
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?	NO ☒	YES ☐	
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		
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? Shortnose Sturgeon, Atlantic Sturgeon, Piping Plover, Roseate Tern, Rufa Red Knot, Monarch Butterfly-no suitable habitat present	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: _____ _____	NO	YES
	☒	☐
19. 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: _____ _____	NO	YES
	☒	☐
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: _____ _____	NO	YES
	☐	☒
The Subject Property was initially developed as a a metal refinery, an iron foundry, and what appear to have been three gas tanks near the center of the northern boundary. EBI recommends a limited subsurface investigation to determine if the Subject Property has		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>NineDot Energy, LLC</u> Date: <u>August 19, 2025</u>		
Signature: <u>Tiffany Skrobiszewski</u> Title: <u>Consultant for Applicant</u>		

*been adversely impacted by historical fill material, a metal refinery, iron foundry and gas tanks. This should include a geophysical investigation, such as a ground penetrating radar (GPR) survey in the area of the historical tanks to see if any USTs remain.

Four remediation sites are located within 1,000ft of Project Site: 224231 Superfund due to historical operations. Class P. Remediation ongoing for lead in soil. No groundwater samples taken. ~970ft SW and up-gradient relative to the Project Site. C224314 Brownfield due to historical operations. Class C. Remediation complete, however may require additional monitoring. ~900ft NE and down-gradient relative to the Project Site. 224133A Superfund due to historical operations. Class A. Ongoing remediation. ~1,000ft E and down-gradient relative to the Project Site. C224012B Brownfield due to historical operations. Class A. Remediation ongoing. ~1,000ft NE and down-gradient relative to the Project Site. Due to intervening distance, presumed hydric gradience, and/or current status, the listed facilities are not anticipated to impact the Project Site.



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]	Yes
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]	Shortnose Sturgeon, Atlantic Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes