



One Liberty Plaza  
New York, NY 10006  
T: 212 619 5000  
**edc.nyc**

BY MESSENGER

February 6, 2024

The Honorable Adrienne Adams  
Speaker  
New York City Council  
City Hall  
New York, NY 10007

Dear Speaker Adams:

This notice is being submitted to you pursuant to Title 22 of the Administrative Code of the City of New York, Chapter 8, Subchapter 2, §22-822, with respect to the New York City Industrial Development Agency project (the "Project") described below:

Project Description:

1. **Name of assistance recipient:** Brigis 1B BESS, 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.
2. **Project location:** 46-10 53rd Avenue, Maspeth, Queens, New York 11378..
3. **Description of the Project:** 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 5 Megawatts ("MW"). The battery storage system consists of six Tesla Megapack storage systems, concrete pads for equipment, including transformers, switchboards, and metering capable of providing 20 MW hours of energy storage capacity total per day. The battery energy storage system will total 3,100 square feet and will be located on a 4,000 square foot parcel of land at 46-10 53rd Avenue, Maspeth, Queens, New York 11378.. (the "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
4. **Estimated Project budget:** \$21,704,067.
5. **Explanation of how City assistance, funding or benefits will be used:** The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) exemption from City and State sales and use taxes.

Please contact the undersigned at (212) 312-3806 if you have any questions.

Very truly yours,



A handwritten signature in black ink that reads "Emily Marcus Falda". The signature is written in a cursive, flowing style.

Emily Marcus Falda  
Executive Director, Build NYC and NYCIDA



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Project Description:

1. **Name of assistance recipient:** Chickadee Clean Energy, LLC, a Delaware limited liability company (the "Company"). The Company is a wholly owned subsidiary of NineDot Energy, LLC ("NineDot"). NineDot is a community distributed energy generation developer.
2. **Project location:** 4838 Arthur Kill Road, Staten Island, New York 10309.
3. **Description of the Project:** The Company is seeking financial assistance in connection with the construction and equipping of two battery energy storage systems with an estimated capacity of 4.9 Megawatts (MW) each consisting of (i) batteries and other equipment, including transformers, switchboards and breakers, metering 39.1 MW hours of energy storage capacity total per day (collectively, the "Battery System"); and (ii) two solar canopy systems consisting of a photo-voltaic system mounted on the roof of a vault that will house switchgears and metering for the battery systems, with an estimated solar power generation of 120 kilowatt hours total per day (the "Solar System"). The two battery energy storage systems and Solar System will total 4,500 and 2,600 square feet, respectively, and will be located on a to-be-subdivided parcel of land totaling 15,910 square feet located at 4838 Arthur Kill Road, Staten Island, New York (the "Facility"). The Facility will be owned by the Company and operated as a Battery System capable of charging from and discharging into the New York power grid, as well as a Solar System connected to the Battery System.
4. **Estimated Project budget:** \$43,384,000.
5. **Explanation of how City assistance, funding or benefits will be used:** The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) partial exemption from City and State mortgage recording taxes and (ii) exemption from City and State sales and use taxes.



Please contact the undersigned at (212) 312-3806 if you have any questions.

Very truly yours,

A handwritten signature in black ink that reads "Emily Marcus Falda". The signature is written in a cursive, flowing style.

Emily Marcus Falda  
Executive Director, Build NYC and NYCIDA



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Project Description:

1. **Name of assistance recipient:** McDonald BESS, 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.
2. **Project location:** 2481 McDonald Avenue, Brooklyn, New York 11223
3. **Description of the Project:** 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 5 Megawatts ("MW"). The battery storage system consists of six Tesla Megapack storage systems, concrete pads for equipment, including transformers, switchboards, and metering capable of providing 20 MW hours of energy storage capacity total per day. The battery energy storage system will total 2,200 square feet and will be located on a 6,350 square foot parcel of land at 2481 McDonald Avenue Brooklyn, New York (the "Facility"). The land will be leased by the Company who will operate the battery energy storage system capable of charging from and discharging into the New York power grid
4. **Estimated Project budget:** \$16,582,748
5. **Explanation of how City assistance, funding or benefits will be used:** The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) exemption from City and State sales and use taxes.

Please contact the undersigned at (212) 312-3806 if you have any questions.

Very truly yours,



A handwritten signature in black ink that reads "Emily Marcus Falda". The signature is fluid and cursive, with the first name "Emily" being more prominent than the last name "Falda".

Emily Marcus Falda  
Executive Director, Build NYC and NYCIDA



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BY MESSENGER

February 5, 2024

The Honorable Adrienne Adams  
Speaker  
New York City Council  
City Hall  
New York, NY 10007

Dear Speaker Adams:

This notice is being submitted to you pursuant to Title 22 of the Administrative Code of the City of New York, Chapter 8, Subchapter 2, §22-822, with respect to the New York City Industrial Development Agency project (the "Project") described below:

Project Description:

1. **Name of assistance recipient:** NYM 145 Wolcott LLC, a Delaware limited liability company (the "Company"), a joint venture the members of which are (i) affiliates of NYMedia OpCo I, LP, a Delaware limited partnership d/b/a Bungalow Projects, a developer of motion picture and television production facilities, and (ii) Atlantic NYMedia Fund III Member, LLC, a Delaware limited liability company, an institutional investor.
2. **Project location:** 145 Wolcott Street, 63-79 Ferris Street, 184 Conover Street and 186-196 Conover Street, Brooklyn, New York 11231.
3. **Description of the Project:** The Company is seeking financial assistance in connection with the acquisition, construction, and equipping of a 218,000 square foot facility (including a 59,000 square foot below-grade parking garage) to be located on a 80,000 square foot parcel of land in Brooklyn, Tax Block 574 and Lots 1, 23, and 24, currently known by the street address 145 Wolcott Street (inclusive of (i) 63-79 Ferris Street a/k/a 168-190 Dikeman Street a/k/a 145-179 Wolcott Street, (ii) 184 Conover Street a/k/a 135-143 Wolcott Street, and (iii) 186-196 Conover Street), Brooklyn, New York (the "Facility"). The Facility will include six floors and be owned by the Company for use as a film, television, and other media production studio including four sound stages with set fabrication shop and ancillary production support spaces (inclusive of green rooms, wardrobe, set decoration, set prop fabrication and repair shops, and star dressing suites).
4. **Estimated Project budget:** \$213,382,903.
5. **Explanation of how City assistance, funding or benefits will be used:** The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) real property tax benefits; (ii) partial exemption from City and State mortgage recording taxes; and (iii) exemption from City and State sales and use taxes.



Please contact the undersigned at (212) 312-3806 if you have any questions.  
Very truly yours,

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Project Description:

1. **Name of assistance recipient:** Stillwell BESS, 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.
2. **Project location:** 2603 Stillwell Avenue, Brooklyn, New York 11223.
3. **Description of the Project:** 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 5 Megawatts ("MW"). The battery storage system consists of six Tesla Megapack storage systems, concrete pads for equipment, including transformers, switchboards, and metering capable of providing 20 MW hours of energy storage capacity total per day. The battery energy storage system will total 2,200 square feet and will be located on three parcels of land totaling 12,093 square feet located at 2603 Stillwell Avenue, Brooklyn, New York (the "Facility"). The land will be leased by the Company who will own and operate the battery energy storage system capable of charging from and discharging into the New York power grid.
4. **Estimated Project budget:** \$16,536,144
5. **Explanation of how City assistance, funding or benefits will be used:** The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) exemption from City and State sales and use taxes.

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