



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

BY MESSENGER

December 18, 2023

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 recipients:** CHPE LLC, a New York limited liability company (the "Company") owned by TDI-USA Holdings LLC, a Delaware limited liability company doing business as Transmission Developers and TDI. The Company was formed for the purpose of designing, permitting, financing, constructing, installing and operating an electric transmission system, known as the Champlain Hudson Power Express, to transmit hydroelectric power from the US-Canadian border to New York City via high-voltage direct current ("HVDC") cables with a capacity of 1,250 MW to a converter station to be constructed in Astoria, Queens. The total length of the transmission system is approximately 339 miles, of which approximately 11.7 miles will be located within New York City. The HVDC cables will enter New York City via the Hudson River and the Harlem River, before being constructed underground on land owned by the City of New York, Consolidated Edison Company of New York, Inc. ("ConEd") and others, and terminating at the Converter Station.
2. **Project location:** 31-45 20th Avenue, Astoria, NY 11105 (Tax Block 850, lot 310 on the Tax Map for the Borough of Queens).
3. **Description of the Project:** The Company seeks financial assistance in connection with the construction, installation and equipping of a 94,000 square foot converter station building and related electrical infrastructure, facilities, equipment and improvements (collectively, the "Converter Station"), to be located on an approximately 342,720 square foot parcel of land (the "Land", and together with the Converter Station, the "Project Realty") owned by the Company, having the address 31-45 20th Avenue in Astoria, Queens (Tax Block 850, lot 310 on the Tax Map for the Borough of Queens). The Converter Station will serve to convert transmitted power from HVDC to high-voltage alternating current ("HVAC"), the form of electrical current required for distribution onto the New York City electricity grid.
4. **Estimated Project budget:** \$353,540,000.

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) payments in lieu of City real property taxes with respect to the Project Realty.

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

Very truly yours,



Emily Marcus Falda
Executive Director, Build NYC and NYCIDA



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December 18, 2023

The Honorable Adrienne Adams
Speaker
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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:** Wintergreen 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:** 657 Casanova Street, Bronx, New York 10474.
3. **Description of the Project:** The Company is seeking financial assistance in connection with the construction and equipping of four 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 78.3 MW hours of energy storage capacity total per day (collectively, the "Battery System"); and (ii) four 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 240 kilowatt hours total per day (the "Solar System"). The four battery energy storage systems and Solar System will total 5,380 and 3,500 square feet, respectively, and will be located on a to-be-subdivided lot totaling 20,000 square feet currently part of a 22,500 square foot parcel of land at 657 Casanova Street, Bronx, 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:** \$85,030,000.
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



One Liberty Plaza
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BY MESSENGER

January 8, 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 recipients:** WSA Waterfront LLC, a Delaware limited liability company and/or an affiliate (the "Company"), the managing member of which is Milky 100 LLC, a New York limited liability company (the "Manager").
2. **Project location:** 175 Water Street, New York, New York 10038.
3. **Description of the Project:** The Company is seeking financial assistance in connection with the renovation, expansion, furnishing, and equipping of an existing 577,511 square foot, 30-story office condominium building located on a 24,234 square foot parcel of land located at 175 Water Street, New York, New York 10038 (the "Facility"). The Facility is owned by the Company. The Company and the Manager intend to lease the Facility to various tenants for commercial office use and other approved uses.
4. **Estimated Project budget:** \$165,422,989.
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) payments in lieu of City real property taxes, (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,

A handwritten signature in black ink that reads 'Emily Marcus Falda'.

Emily Marcus Falda
Executive Director, Build NYC and NYCIDA