



SARATOGA TECHNOLOGY + ENERGY PARK

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NEXT STEP

A periodic update on the
Saratoga Technology + Energy Park

March 2004 • Issue 1

STEP TENANTS

We are happy to inform you that the existing building at STEP is full. In fact, we need more space and look forward to beginning build-out of STEP.

Starfire Systems, Inc., an advanced materials company specializing in silicon carbide development, is expanding. Over the past year Starfire received federal funding of \$600,000 from a Phase II grant under NASA's Small Business Innovation Research (SBIR) Program; a Phase I SBIR grant from the Navy; and a \$150,000 research grant from NYSERDA to demonstrate the benefits of ceramic brakes.

Advanced Energy Conversion, LLC (AEC), an R&D company that cuts across a number of program areas of interest to NYSERDA, is settling into their new space at STEP. We anticipate the installation of a photovoltaic array on the existing building's roof this spring, funded in part through a NYSERDA R&D project. AEC developed an

energy-efficient alternator that may be tested on a NYSERDA/Starfire test vehicle. This company is a good example of the collaborative research and synergy we hope STEP will foster.

The Building Performance Institute (BPI), North American Board of Certified Energy Practitioners (NABCEP), and Global Resource Options have moved into temporary quarters at the end of Hermes Road to a building on the Wright-Malta property (NYSERDA had previously used this building to store files). All three organizations maintain close ties to various NYSERDA deployment and R&D programs. We appreciate their accommodating STEP's growth, and look forward to their move into a new, multi-tenant facility.

NYSERDA staff continue to pursue affiliations with other companies interested in STEP, as well as with companies that could have strong linkages with NYSERDA R&D and deployment programs.

Welcome to the first issue of **NEXT STEP**, a periodic update on the **Saratoga Technology + Energy Park – STEP**.

In keeping with the mission of the New York State Energy Research and Development Authority (NYSERDA), STEP is being developed as a clean-energy and environmental technology park.

In early December 2003, NYSERDA held the first meeting of the Saratoga Technology + Energy Park (STEP) Advisory Group who will offer guidance as STEP grows, expands, and builds.

This issue of **NEXT STEP** provides a report on progress to date with various STEP-related activities.

Our STEP master planning document is now complete. The executive summary and a one-page summary of the proposed land plan are posted on NYSERDA's website – www.nyserdera.org, click on "Saratoga Technology + Energy Park."

We hope you find this information useful, and look forward to working with and hearing from you as we take the **NEXT STEP**.

Best Regards,

Bob Callender
NYSERDA
Vice-President for Programs



TOWN OF MALTA

There is positive news to report with the Town of Malta. We have had a series of meetings with both the Malta Planning Board and the Malta Town Board. The following provides a summary of those meetings as well as a meeting that we held with residents of the Town.

On December 16, 2003, the STEP concept and proposed land plan was presented to the Town of Malta Planning Board. The overall response was favorable. The Planning Board posed a number of questions, many of which are addressed in the Master Plan.

On December 29, the STEP concept and proposed land plan was presented to the Town of Malta Board Agenda meeting. Town Supervisor David Meager, recognizing that this was a concept

presentation, agreed with the goal of working with the Town to develop STEP to meet both the Town's and NYSERDA objectives. Mr. Meager spoke about the Memorandum of Understanding (MOU) in progress, the distinction between STEP and the Luther Forest Technology Campus (LFTC), and announced the upcoming workshop for the Town residents to learn more about NYSERDA. The MOU between the town and NYSERDA was executed on January 5, 2004.

NYSERDA hosted a STEP workshop and "open house" at the Malta Town Offices

on January 14. The STEP display, displays by our tenants, the STEP maps, and a presentation were provided to approximately 20 Town folk.

The Malta Town Planning Board recommended approval of changes to the Town's C-3 zoning on January 27, to accommodate STEP development. That recommendation was presented to the Town Board on February 2, 2004, and subsequently approved. The zoning change increases

the building height from 35 ft. to 80 ft., including stacks and other roof structures.

The Request for Proposal (RFP) 819, STEP Site Development, was issued on March 29. We will be seeking a developer or development team to construct the first building, or cluster of buildings. We

will be entering into a long-term ground lease with the developer, and will work closely with the team to market and lease the space. Currently, we have letters of intent from four companies seeking over 40,000 sf in aggregate.

We will be posting STEP materials to NYSERDA's (www.nyserda.org) and the Town of Malta's (www.malta-town.org) websites. We will also be working with various neighborhood associations in the Town of Malta to ensure that information is presented in an accurate and timely manner.



STEP AND NYSERDA

The Program Planning Committee of NYSERDA's Board received an update about STEP and the final draft of the Master Plan and the Land Plan on Monday, January 5.

NYSERDA issued a negative declaration under the State Environmental Quality Review Act on Friday, January 23, for the development of STEP, indicating that STEP will not have any significant adverse environmental impacts.

At its January 26th Board Meeting, NYSERDA's Board received an update about STEP, and approved the final draft of the Master Plan and the Land Plan.

The existing building at STEP has undergone extensive renovations, including a new energy-efficient heating, ventilating, and air conditioning (HVAC) system, and the construction of a new polymer lab and conference room. The HVAC system is being installed by Eastern Heating and Cooling. The building and its systems is also being

commissioned by Horizon Engineering Associates, and will ensure that all systems are operating at their maximum efficiency. Maintenance of the building, as well as maintaining the length of Hermes Rd. to Wright-Malta Corp., was awarded to West Branch, Inc.

We are also pleased to announce that Skidmore College, a 4-year liberal arts school located in Saratoga Springs, has agreed to provide interns to our tenants. Skidmore offers degrees in communications, business and management, environmental studies, math, and chemistry, among others. We continue to work with other local colleges to provide interns with various skills to our tenants.

We will continue to keep you informed about progress at STEP. If you would like copies of the Master Plan, the Executive Summary, or any of the attachments, please contact Paula Rosenberg at (518)-862-1090, ext. 3270, or via e-mail at pr1@nyserda.org.



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