

NYSERDA's Build-Ready Community Benefits Package

December 2020



NYSERDA

Table of Contents

- > Background
 - What is Build-Ready?
 - Who is involved?
 - How does it work?
- > What are the benefits and how are they secured?
 - Review of four key benefit areas
 - Review of main agreements to secure benefits
- > How is the project designed and completed?

What is Build-Ready?

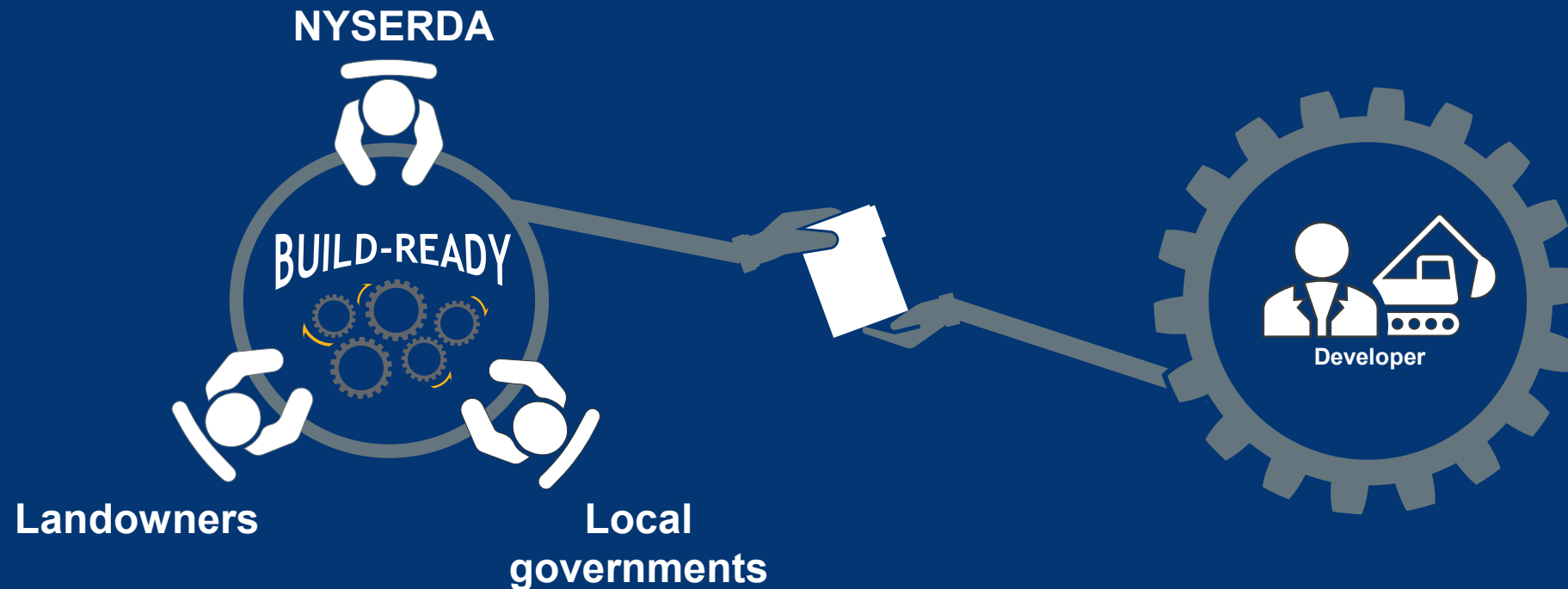
A new NYSERDA program:

- > Works with communities to design and develop renewable energy projects customized to local needs
 - Communities can nominate sites
- > Prioritizes transforming underutilized sites into revenue-generating real estate
 - Brownfields, landfills, abandoned industrial properties, dormant electric generating sites, etc.
- > Customizes benefits package for host community
- > Provides technical support and assistance throughout the various phases of project development

Who is Involved?

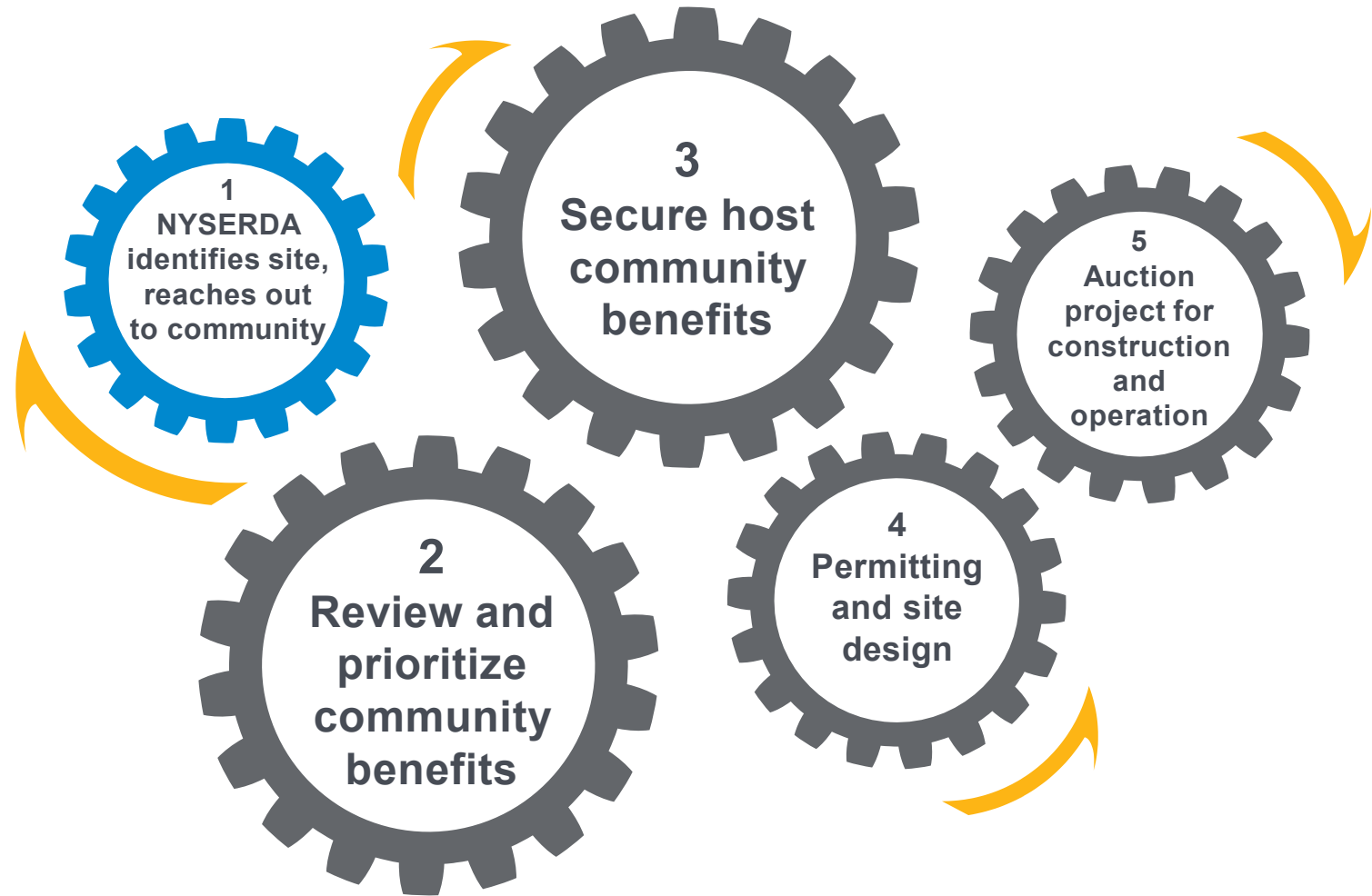
Local governments, landowners, and NYSERDA

Each play a role in identifying project sites, securing benefits for participating communities, and launching projects



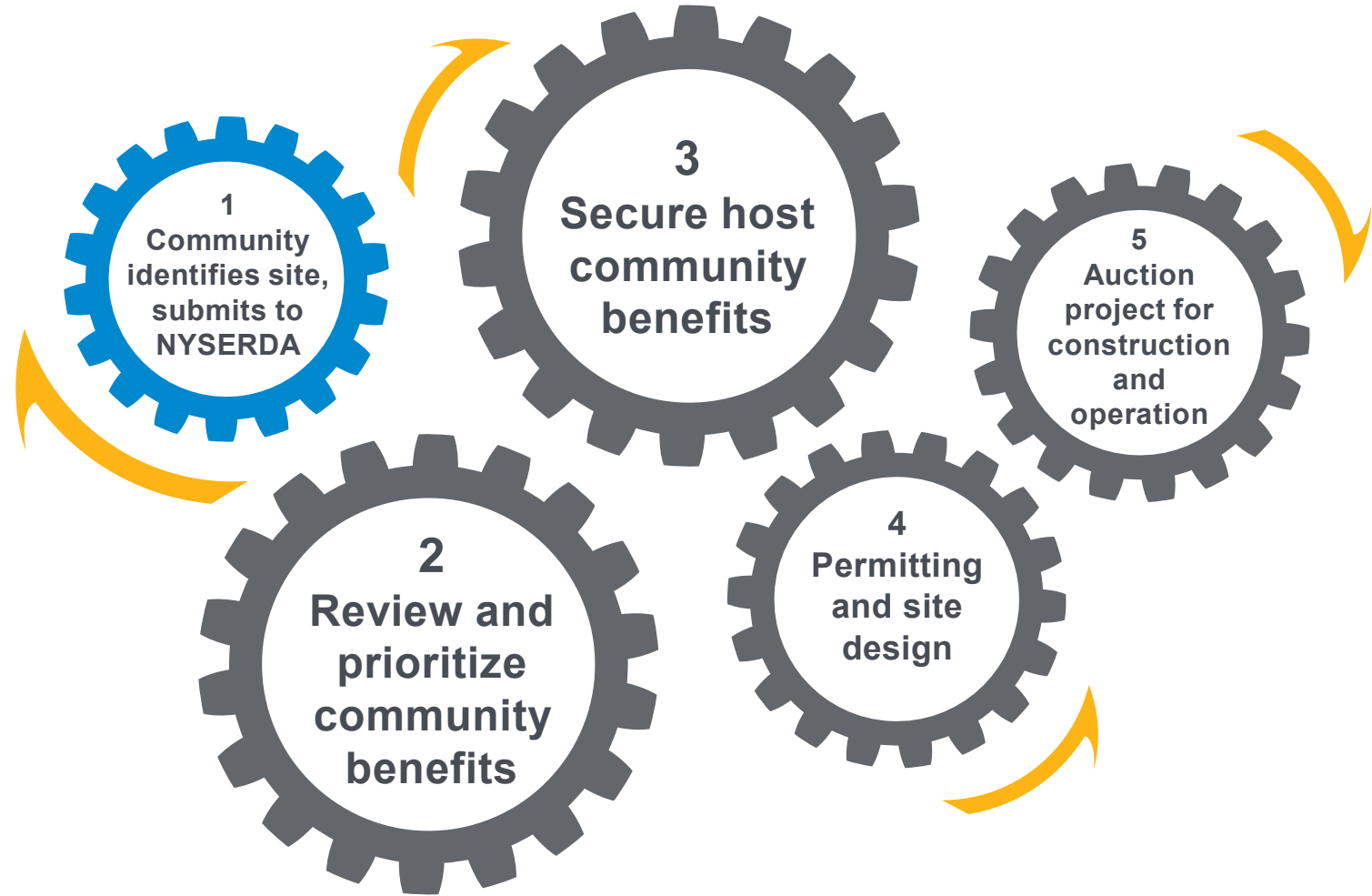
How Does It Work?

Scenario 1: NYSERDA Identifies Site

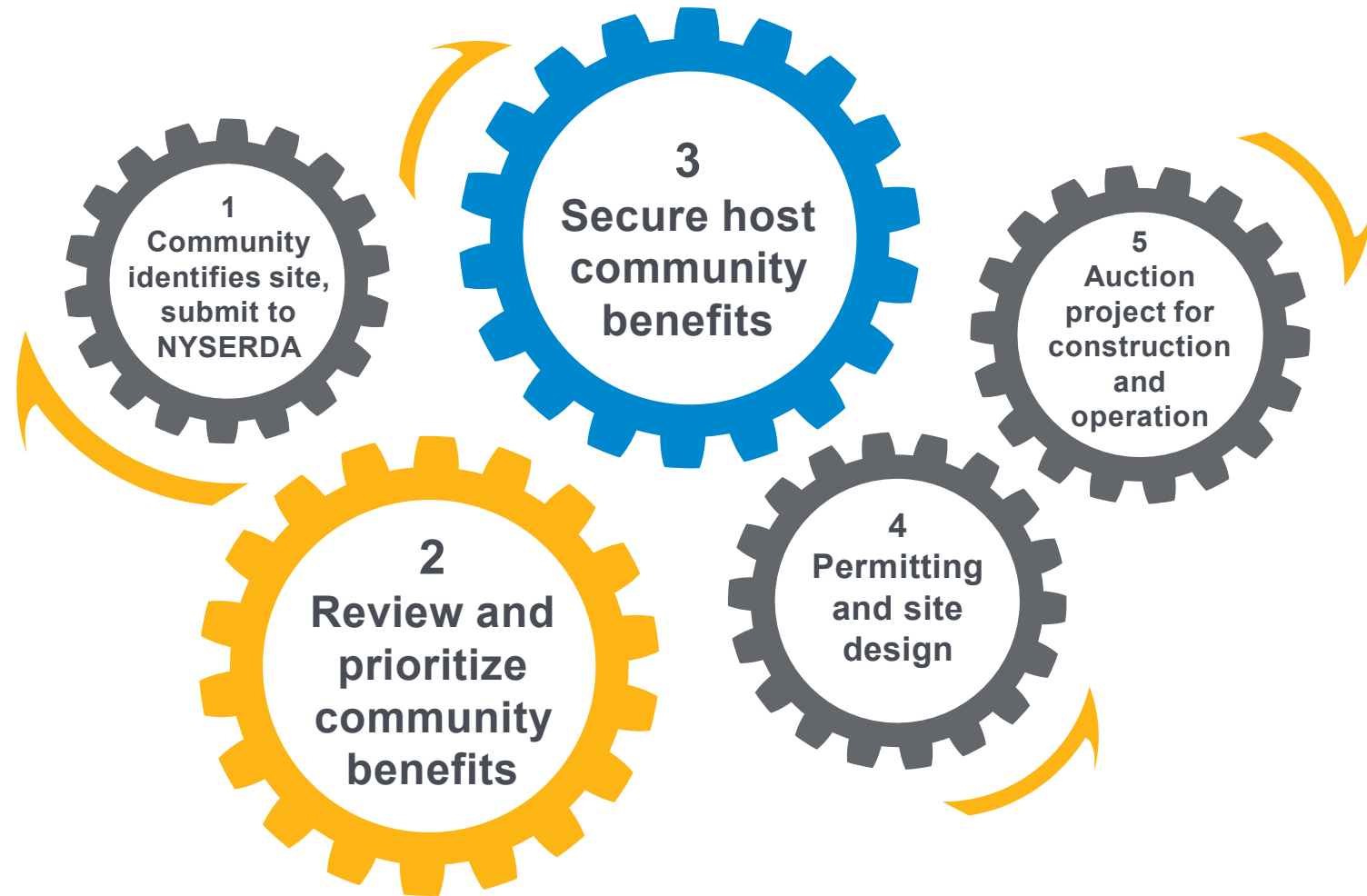


How Does It Work?

Scenario 2: Community Identifies Site



What Are the **Benefits** and How Are They **Secured**?



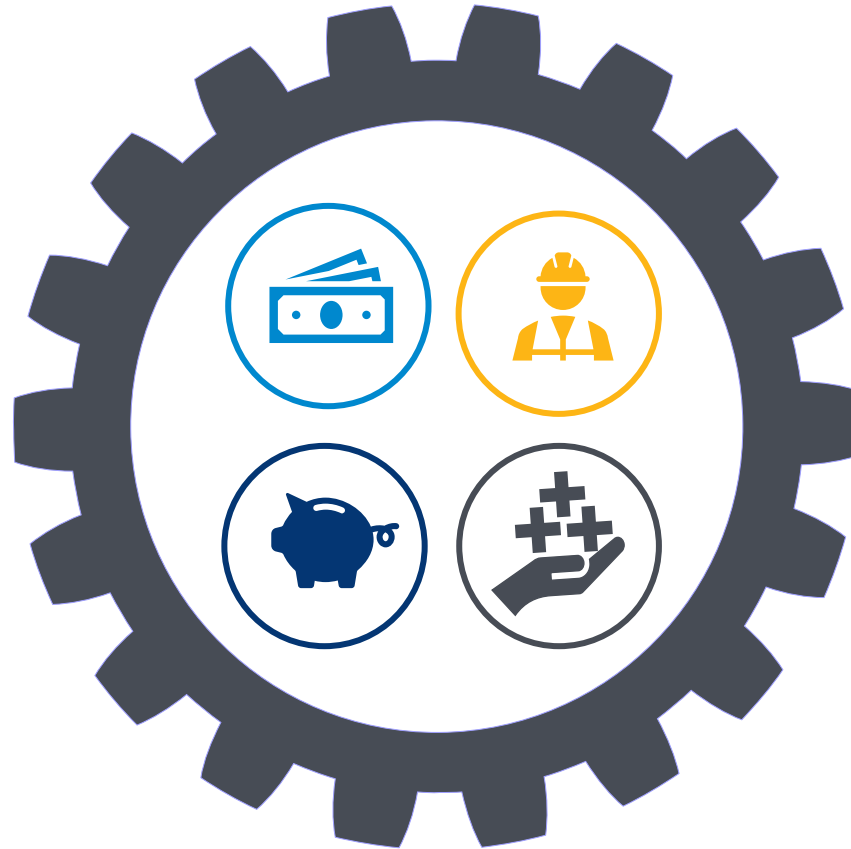
What Are The Benefits

Brownfield Grants

- > Federal grants
- > State grants

Financial Benefits

- > Utility cost savings
- > PILOT agreements
- > Host Community Agreements



Job Opportunities

- > Workforce development
- > Job training
- > Support for disadvantaged communities and veterans

Other Benefits

- > Community improvements
- > Technical support from NYSERDA
- > Recreational and scenic enhancements

How Are The Benefits Determined?



Explore desired benefits based on community needs

How Are The Benefits Determined?



Balance benefits with project economics and available options



Brownfield Grants



Can your community secure new sources of grant funding?

Both federal and state government agencies offer funding opportunities to aid communities in the revitalization of contaminated properties.

In the 2019-2020 fiscal year, New York State awarded over \$2.7 million to 14 different brownfield revitalization projects.

In the same fiscal year, EPA's Brownfields Program provided over \$80 million to help communities across the nation address their brownfields challenges.

Revive contaminated land with renewable energy

Snapshot of available grants and incentives

Federal Funding

- > EPA Brownfield Grants
- > Department of Energy's State Energy Program Grants

State/Local Funding

- > Brownfield Opportunity Areas Program
- > Community Impact Grants
- > Technical Assistance Grants



Build-Ready can support communities applying for grant funding

Hauppauge Landfill in Islip, NY Goes Green



The town of Islip, New York was awarded funding to install photovoltaic solar panels at the town landfill.

Location: Hauppauge Landfill, Islip, NY

Funding type and agency: Grant funding from Department of Energy

Funding: \$475,000

Results:



- Solar system produces up to 50 kilowatts of energy
- Energy produced covers the landfill's energy needs
- Allows the town to sell energy back to the Long Island Power Authority or convert into energy credits
- Information Kiosks about solar energy allow local students to learn about alternative energy production



Funding Sources For Renewable Energy Projects

Funding Type	Funding Name	Funding Agency	Funding Amount	Period	More Information
Federal Grants	Community-Wide Assessment Grants	EPA	\$300,000	3 years	https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding
	Site-Specific Assessment Grants	EPA	\$200,000	3 years	https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding
	Assessment Coalition Grants	EPA	\$600,000	3 years	https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding
	Revolving Loan Fund Grants	EPA	\$1,000,000	5 years	https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding
	Cleanup Grants	EPA	\$500,000	3 years	https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding
	Multipurpose Grants	EPA	\$800,000	5 years	https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding
	Environmental Workforce Development and Job Training Grants	EPA	\$200,000	3 years	https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding
	Technical Assistance, Training, and Research Grants	EPA	\$600,000	3 years	https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding
	State and Tribal Response Program Grants	EPA	\$1,000,000	Determined on individual basis	https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding
	State Energy Program Grants	DOE	Varies based on formula; Value is based on the funds allocated to NYS in 2020 \$2,825,340	3 years	https://www.energy.gov/eere/wipo/state-energy-program
State Grant	Brownfield Opportunity Areas Program	NYS	\$500,000	5 years	https://www.dos.ny.gov/opd/grantOpportunities/boagrants.html



Job Opportunities



Did you know solar is the fastest growing occupation, including New York State?

NYSERDA will assess the need and availability of workforce training in host communities to support the creation of green jobs - consulting with partner State agencies, like the Department of Labor (NYSDOL), and other organizations, such as labor unions, to determine availability of workforce training in the area of the Build-Ready sites, with special attention given to environmental justice areas.

NYSERDA will work on behalf of communities to help organize and deliver meaningful offerings, including job fairs, apprenticeship opportunities, and on-the-job-training, that contribute to growing the local clean energy economy.

Power your workforce with renewable energy

Key benefits include:

- ✓ Jobs with higher wages and benefits
- ✓ Training, Internships, Apprenticeships, and Pre-Apprenticeships
- ✓ Education and Certification Support
- ✓ Job posting and career support
- ✓ Support for disadvantaged communities
- ✓ Support for veterans



Clean Energy Job Fair



In the summer and fall of 2019, NYSDOL partnered with NYSERDA and identified 12 areas across the state where clean energy businesses needed help with hiring.

NYSDOL planned and executed 12 job fairs that targeted over 120 clean energy-related businesses and 1,000 job seekers with a special emphasis on recruiting veterans and talent from communities with high poverty and/or high unemployment rates.

NYSERDA's On-The-Job Training program offers an average wage subsidy of \$7,000 per worker and 355 new jobs averaging \$18.50 per hour



Job Benefits For Renewable Energy Projects

Type	Description	More Information
Higher wages and benefits	<p>Wages: Solar jobs offer median wages between \$20 for entry-level and \$37.50 for senior/crew-lead licensed installers</p> <p>Benefits: May include healthcare and retirement benefits. Some supportive services, including transportation assistance, childcare, etc., are also available.</p>	NYSERDA: https://www.nyserda.ny.gov/All-Programs/Programs/Clean-Energy-Workforce-Development
Workforce Training	<p>Apprenticeships: NYSDOL's Registered Apprenticeship program works with prospective businesses and sponsors to develop and design customized training for skilled occupations through a combination of on-the-job training and classroom instruction. Apprenticeship opportunities connect to the Career Center system and unemployed and underemployed individuals by having apprentice recruitment announcements posted on the NYSDOL Apprenticeship website and through the NYS Job Bank.</p>	NYSDOL: https://www.labor.ny.gov/apprenticeship/general/registration.shtm
	<p>Pre-apprenticeship/internship: These programs, from 6 to 10 weeks, to teach soft skills and safety training for support on construction sites.</p>	NYSERDA: https://www.nyserda.ny.gov/All-Programs/Programs/Clean-Energy-Workforce-Development/NYS-Clean-Energy-Internships
	<p>Training: Subsidized workforce training in collaboration with SUNY schools, the Department of Economic Development, and the Department of Labor. Training services, including classroom training funded with an Individual Training Account (ITA) or work-based training provided through an On-the-Job Training (OJT) program.</p>	NYSERDA: https://www.nyserda.ny.gov/All-Programs/Programs/Clean-Energy-Workforce-Development/On-the-job-training ;
Education and Certification Support	<p>Individuals may be eligible for financial support to obtain a certification.</p> <p>Coordination with SUNY/CUNY to develop a pipeline of skilled clean energy workers.</p> <p>Funding for clean energy training programs for new and existing workers.</p>	NYSERDA: https://www.nyserda.ny.gov/All-Programs/Programs/Clean-Energy-Workforce-Development/Directory-of-Free-Online-Resources



Job Benefits For Renewable Energy Projects

Type	Description	More Information
Job Posting, Matching, and Career Support	<p>Jobs will be posted on NYDOL website. More than 110,000 jobs are currently listed.</p> <p>Jobs Express is an online database for businesses to post available jobs sorted by region and occupational category.</p> <p>Community job fairs (may be conducted virtually)</p> <p>Career center support (e.g., resume writing)</p>	<p>NYSDOL Jobs Express: https://newyork.usnlx.com/</p> <p>NYSDOL Career Center support: https://labor.ny.gov/workforcenypartners/career-center-events.shtm</p>
Support for disadvantaged communities and veterans	<p>Targeted support with DOL staff with expertise in assisting veterans, youth, workers with disabilities and workers with barriers to employment.</p> <p>Targeted training services for veterans and transitioning service members</p> <p>Tax credits and repayment of wages and other incentives to encourage hiring</p>	<p>PUSH Buffalo: https://www.pushbuffalo.org/</p> <p>NYSDOL: https://labor.ny.gov/VETs/VETINTROPAGE.shtm</p> <p>NYSERDA: https://www.nyserda.ny.gov/All-Programs/Programs/Clean-Energy-Workforce-Development/On-the-job-training</p>



Financial Benefits



Did you know you can see financial benefits from hosting renewable energy projects?

Several mechanisms are in place to ensure that communities and their residents receive financial compensation for hosting renewable energy projects and/or actively investing in them. Benefits typically take the form of annual and/or lump sum payments to the host community, bill credits to residential electric utility customers, or funding of other desired community projects.

See more green with green energy

How renewables pay:

Utility Cost Savings: Host Community Benefit Program

Residential electric utility customers in a host community receive credits on their electricity bill paid for by the project developer

PILOT Agreements

Host town receives yearly payment and decides how to reinvest it into community

Host Community Agreements

Flexible, customized, locally retained benefits – can include additional payments beyond PILOTs, or other community priorities



Olean, NY, brownfield site hosts solar farm

The town of Olean, New York, agreed to host a 3.3 MW solar farm on a former brownfield site.

Location: Olean, NY

Type of Agreement: PILOT

PILOT Payment Amount: \$5,000/MW

Results:

- PILOT payment to be split between the city, school district, and county
- Solar farm will provide electricity cost savings:
 - \$125,000/year in reduced costs for the city of Olean
 - \$3.2 million in reduced costs for the city of Olean over 25 years



Summary of Taxes and Credits For Your Renewable Energy Projects

Savings type	Description	Benefit	Case Studies	More Information
Utility Cost Savings: Host Community Benefit Program	Developer of renewable energy project pays utility annual fee – distributed equally among all residential utility account customers of the host town or city – for the first 10 years of the project's operation.	Solar: \$500/MW Wind: \$1,000/MW *10-year time frame	<i>Program is still in draft form and part of an active NYS Department of Public Service proceeding</i>	http://documents.dps.ny.gov/public/MatterManagement/CaseMaster.aspx?Mattercaseno=20-E-0249
Payment-in-lieu-of-Taxes (PILOT) Agreements	Developer of renewable energy project – of which the value is exempt from property tax – financially recompensates the hosting municipality annually as a replacement for a portion of the taxes it would have otherwise collected.	*Municipality receives a yearly payment that can be reinvested into community *15+ year timeframe	Town of Berkeley, MA	https://www.seia.org/sites/default/files/resources/Berkley%20PILOT%20-%20executed.pdf
Host Community Agreements	Developer of renewable energy project negotiates directly with host community to provide customized benefits. These can include additional payments beyond PILOTs or support other community priorities.	Flexible, customized, locally retained benefits	Town of Mount Morris, NY	https://www.thelcn.com/news/local/1-000-acre-solar-farm-in-mount-morris-could-be-up-and-running-by-2022/article_db3817ac-0e05-5fdd-bf6e-ee679ee3ed6b.html



Other benefits



Did you know Build-Ready projects can improve the health and value of your community?

In addition to the economic benefits that renewable energy projects provide, there are many other potential advantages to revitalizing contaminated lands with clean energy. Incorporating green space along with solar panels, wind turbines, or other renewable energy sources, can improve the health of your community and the people within it.

Enhance your community with renewable energy

How your community may benefit:

Recreational and Scenic Enhancements

- > Renewable energy projects can incorporate greenspace, allowing for recreational and scenic enhancements.
- > Walking trails or parks can increase the physical and mental health of community members by improving aesthetics and providing places for them to exercise and socialize.

Community Improvements

- > Revitalizing brownfields with renewable energy can reduce or eliminate exposure to contamination.
- > Reusing brownfields in an area with existing development can increase neighborhood walkability and reduce vehicle miles traveled.
- > Planting trees can reduce run off and energy demands (by providing shade and temperature regulation).



Steel Winds facility in Lackawanna, NY revitalizes community



After sitting idle for 20 years, the former Bethlehem Steel Company facility in Lackawanna, NY was redeveloped into the 35 MW Steel Winds facility. Occupying 2.2 miles of scenic Lake Erie waterfront, the 14-turbine wind energy facility has become a symbol of economic renewal for the local community.

The addition of a new community center, a commerce center, a clean burning power plant, and a 110-acre greenway and bike trail, are attracting businesses, local residents, and tourists back to the waterfront, driving the revitalization and economic renewal of the formerly industrial area.

Siting and Design Strategies For Community Enhancement

- > Use **smart site selection** on lands that are already environmentally degraded
- > Consider **vegetative screening** to provide a natural buffer or boundary
- > Plant **pollinator-friendly vegetation** under or around solar panels to support local agriculture
- > Install solar panels or wind turbines on **grazing lands** - provides shade for the animals and **additional income to farmers** who lease the land to developers



How Are Benefits Secured?



Host Community
Agreements (HCAs)



PILOT Agreements



**Community and NYSERDA
negotiate how and when benefits
accrue, and execute agreements.**



Mount Morris Solar Farm: PILOT and Host Community Agreement Example



- > \$200 million solar farm on 1,000 acres
- > 177MW, may include energy storage
- > PILOT and HCA benefits total \$10 million (or \$500k/year over 20 years), including about \$2,700 per MW

Image courtesy of EDF Renewables



- > One aspect of the HCA includes support from the developer to pay for a water study to explore options for getting municipal water supply in the town
- > The Town of Mount Morris anticipates using the information to apply for grants, which they anticipate could cover up to 80% of the municipal water project

How Is The Project Completed?

- > Site undergoes design, permitting, and pre-development
- > Site auctioned to developer for construction and operation
- > Developer executes on previously negotiated HCA and PILOT agreements and engages community over time
- > NYSERDA remains available for technical assistance

