

NYSERDA BUILD-READY

Unlocking Challenging Sites

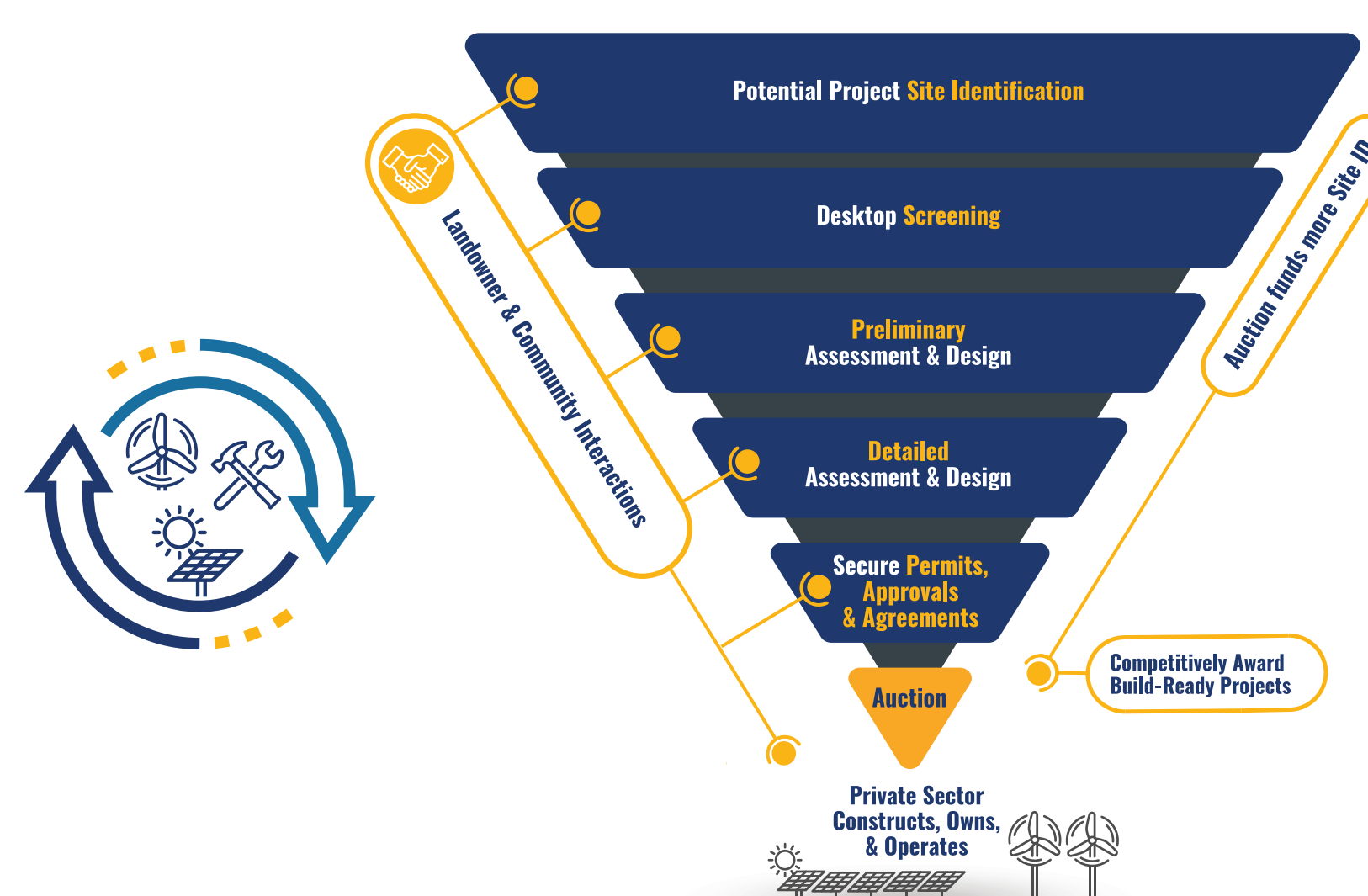
Prioritizing renewable development on brownfields, landfills, and underutilized lands.

Under the Accelerated Renewable Energy Growth and Community Benefit Act, NYSERDA is implementing a Clean Energy Resources Development and Incentives “Build-Ready” Program.

The Build-Ready Program advances large-scale renewable energy projects by working with communities and key channel partners in originating sites, obtaining project approvals, conducting the interconnection, and creating a host community benefit package that provides economic and/or societal benefits to host communities and property owners.

This work fosters and encourages local understanding about the importance of renewable energy and the value it can bring to local communities. By putting underutilized and difficult sites to productive use, the Build-Ready Program can bring cash flow to communities and put them on the path to a clean energy economy.

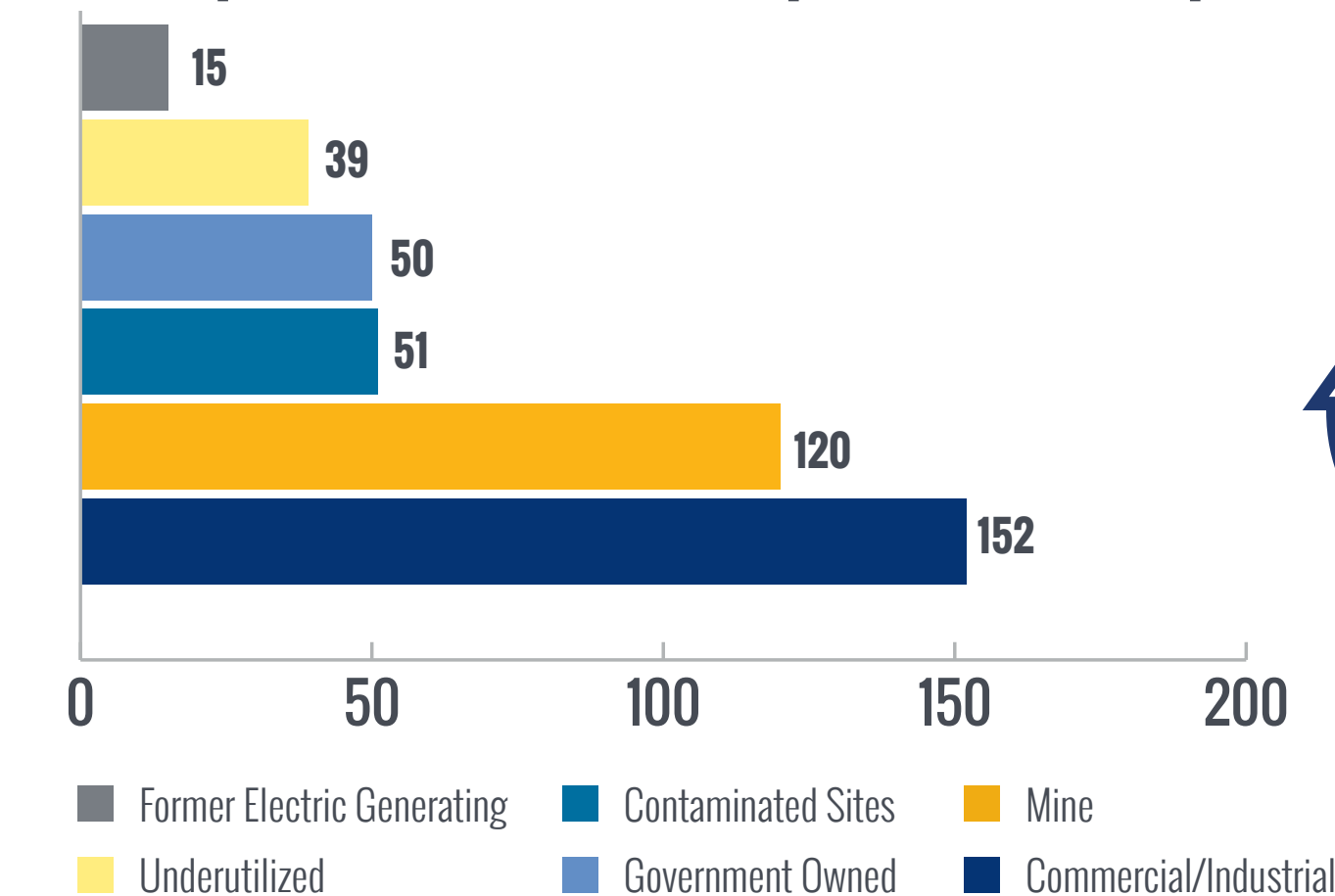
In 2019, New York passed the Climate Leadership and Community Protection Act, which established decarbonization targets for the State’s electricity grid: **70% of the State’s electricity will be generated by renewable energy by 2030 and 100% zero-emissions electricity by 2040.**



Build-Ready was formed to originate renewable energy projects on difficult sites that provide host community benefits. Potential sites are identified through a Site Nomination process or through direct outreach. The Program maintains a site database of potential sites that include publicly listed desired sited types. The Program evaluates these candidate sites through a staged-gate process. This staged-gate process focuses on preliminary to more advanced assessment and design. The Program obtains approvals, submits interconnection applications, and negotiates host community benefits as part of the derisked package. This package is transferred to a qualified independent power producer (IPP) through a competitive solicitation for construction and long-term operation.

Build-Ready continues to originate potential projects on difficult sites. These challenges can include past/suspected **contamination**, property and/or tax liens, abandonment, and **unsafe** conditions for investigation. These barriers to development can drive investment away. Some sites may warrant additional site investigation or will require additional funding sources to address remedial needs. Build-Ready has had the highest success rate in addressing these sites collaboratively with with key channel partners including **municipal partners** and **Industrial Development Agencies (IDAs)** through collaborativ Memorandums of Understanding (**MOUs**) to demonstrate commitment to partnership. These MOUs set forth the planned next steps and schedule specific to the site needs.

Snapshot of Build-Ready Pipeline by Site Type



Source: The Build-Ready Program Annual Progress Report 2022, Table 2.

PROJECT INFORMATION

- ✓ In 2021 Public Service Law Section 1902(5) was modified to allow NYSERDA to establish single purpose project holding companies.
- ✓ **12MW Solar Project**
- ✓ Performed environmental field survey, geotechnical investigations and engineering analysis.
- ✓ Entered into New York Independent System Operator (NYISO) Small Generation Interconnection Process in 2021.
- ✓ Site plan approval obtained from Adirondack Park Agency (APA) in 2022.
- ✓ Negotiating Host Community Benefit Package and PILOT Agreement in 2023.

BR Benson Mines Solar – Adaptive Reuse of Mine Tailings

Although iron ore hasn’t been mined for decades, the Benson Mines site holds promise for economic growth in Star Lake and the region. The process of extracting iron ore from 1941 to 1978 left behind tailings piles, which consist primarily of crushed sand, limiting the suitable reuses for this portion of the acreage. This helped position Benson Mines for clean energy. The industrial-zoned property allows large-scale solar development – a rarity in the largest protected environmental area in the contiguous United States. Additionally, the proximity to roads, limited onsite vegetation, and availability of transmission and distribution infrastructure make Benson Mines ideally suited for solar development. For Benson Mines, the solar project will diversify its business portfolio from construction aggregates and timber harvesting and provide a bridge in financing new investments like minerals extraction.

Deferiet Paper Mill – Abandoned Industrial Site

The Build-Ready Program is continuing to work closely with Jefferson County and local officials on a Build-Ready project on the site of an abandoned paper mill. In 2021, Jefferson County nominated this former industrial site to the Build-Ready Program. The site consists of several privately owned parcels that contain numerous buildings and supporting facilities that over time, have become dilapidated, adversely affecting the community’s landscape. The site was subject to an emergency action by the EPA to address asbestos abatement from exposed piping. Additionally, the properties are tax delinquent, increasing the need to find a suitable reuse that will benefit the community. Build-Ready is working with the community to plan for the overall revitalization of the site, which includes the potential development of a large-scale solar PV plus battery energy storage project.

PROJECT INFORMATION

- ✓ Multi-party stakeholder group engaged since 2020.
- ✓ MOU formed between NYSERDA, Jefferson County and Jefferson County (IDA).
- ✓ Community Sessions underway.
- ✓ **Multi-million dollar** grant award notice received in 2023.
- ✓ Initial environmental investigations underway.

PROJECT INFORMATION

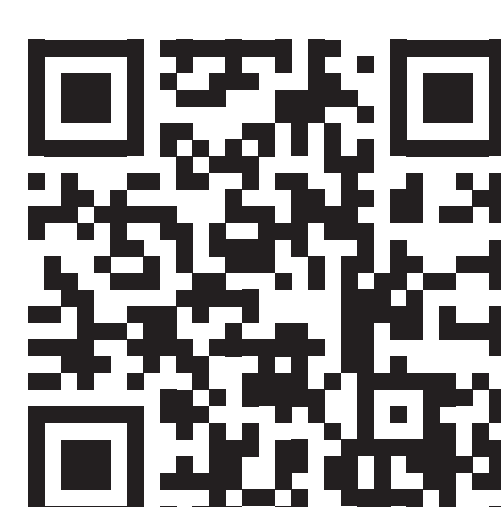
- ✓ Multi-party stakeholder group engaged since 2022.
- ✓ MOU formed between NYSERDA and Tompkins County
- ✓ Engineering analysis completed.
- ✓ **Solar and battery energy storage** design optimization
- ✓ 12.5 MWac PV + 2.5MW BESS
- ✓ Closed landfill
- ✓ MOU execution: January 2023

BR Caswell Solar + BESS Project

A MOU was executed by NYSERDA and Tompkins County following a resolution passed by the County Legislature in relation to a closed solid waste landfill which was nominated by the County for participation in the Build-Ready Program. The Caswell Road Landfill was opened in 1970, taking in an average of 29,400 tons of waste per year for 15 years until its closure in 1985. The 112-acre site will potentially host a large-scale renewable solar energy plus storage project on the capped landfill and adjacent area to bring new economic growth and opportunity to the local community. It will be designed and constructed in accordance with on-going New York State Department of Environmental Conservation post-closure maintenance and monitoring requirements. This potential project would advance progress toward the County’s goal of net-zero emissions.



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