



Utilization of LIPA Ruland Road Property

November 18, 2022

EVALUATION AND SELECTION OF A NEW OPERATIONAL FACILITY

- LIPA Board authorized site evaluation process for a new operational facility in 2019
- Initial criteria
 - 10 + acre property (reflective of structure and security buffer area)
 - Industry best practice - 200' setback min from property line
 - Total building structure 50,000-55,000 sq ft
 - Proximity to other operational facilities
 - Other siting characteristics (e.g., facility should not be near schools, LIRR etc...)
- 2020 & 2021 Search
 - 3 rounds of successive site identification and evaluation
 - Broader search criteria (i.e., smaller parcel sizes) were applied
 - Commercial terms were not reached on any parcels

CONSIDERATION OF RULAND ROAD PROPERTY

- January/February 2022
 - Decision made to re-evaluate potential sites
 - Ruland Road property was identified as parcel under LIPA control with potential viability for the operational facility
 - Identified need to consider relationship of operational facility siting to other potential uses of the parcel, including recent PPTN proposals
- March – July 2022
 - Extensive site evaluation of Ruland Road parcel
 - Review included assessment of operational facility siting location within the parcel and interaction with other potential uses of the parcel
 - All uses of Ruland Road parcel by Long Island PPTN solutions were reviewed

Conceptual Site Plan

REDACTED (CEII)



NEXT STEPS

- Based on conceptual plan, LIPA is proceeding with engineering, permitting and other development activities to use a discrete part of the Ruland Road parcel for a new operational facility.
- Preliminary schedule anticipates engineering, permitting and other development work to continue into 1Q 2023.
- Goal is for Ruland Road operational facility to be in service by late 2025.



Discussion

Questions?