



Utilization of LIPA Ruland Road Property

September 21, 2023

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 square feet
 - 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
- November 2022
 - Presented high-level plans to ESPWG committee
- January – August 2023
 - Ongoing Development Review and Conceptual Planning

2023 Conceptual Plan Review

- Since NYISO PPTN decision, LIPA has continued to review operational facility design and evaluate conceptual plans consistency with industry best practices, resulting in recent changes:
 - 2-story configuration to limit variance and permitting risk (height and zoning)
 - Design/layout changes: (i) electrical and mechanical locations; (ii) reduced physical security setbacks and (iii) prioritization of interior space
 - Co-location of additional personnel
 - Future expansion/use flex space
- As a result, the facility and parcel footprint has increased from what was previously communicated
 - Building footprint modified from approximately 1 ➡ 1.6 acres
 - Overall, parcel increase from 4.6 ➡ 7.2 acres

2023 Changes in Operational Facility Site Plan

CEII

Ruland Road Parcel Overview

- Revised facility footprint estimated at 7 to 7.5 acres (510' x 633' – at its widest point)
- Building footprint increased from 1 acre to 1.65 acres to better align with best practice as indicated previously
- Design modified from three story down to two story

OPERATIONAL FACILITY LOCATION AND POTENTIAL FUTURE USES OF RULAND ROAD PARCEL

- Operational facility location on Ruland Road parcel consistent with LIPA's ownership of the parcel and constitutes a utility purpose.
- Planned location of the revised facility design can support PPTN facilities as well as future facilities within the Ruland Road parcel.
- Changes to the footprint of operational facility are not anticipated to affect potential future buildout within the Ruland Road parcel.
- Ruland Road parcel has a finite size that requires co-optimization for various interconnection and future expansion projects.

NEXT STEPS

- LIPA is proceeding with engineering, permitting, and other development activities to use the expanded footprint presented for a new operational facility
- Current schedule anticipates engineering, permitting, and other development work to continue into Q3 2023
- Goal is for Ruland Road operational facility to be in service by late 2026



Discussion

Questions?