



**NY Green Bank**  
A Division of NYSERDA

# NY Green Bank

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Metrics, Reporting & Evaluation  
Quarterly Report No. 28  
(Through June 30, 2021)

Case 13-M-0412

08/16/2021

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**Schedule**

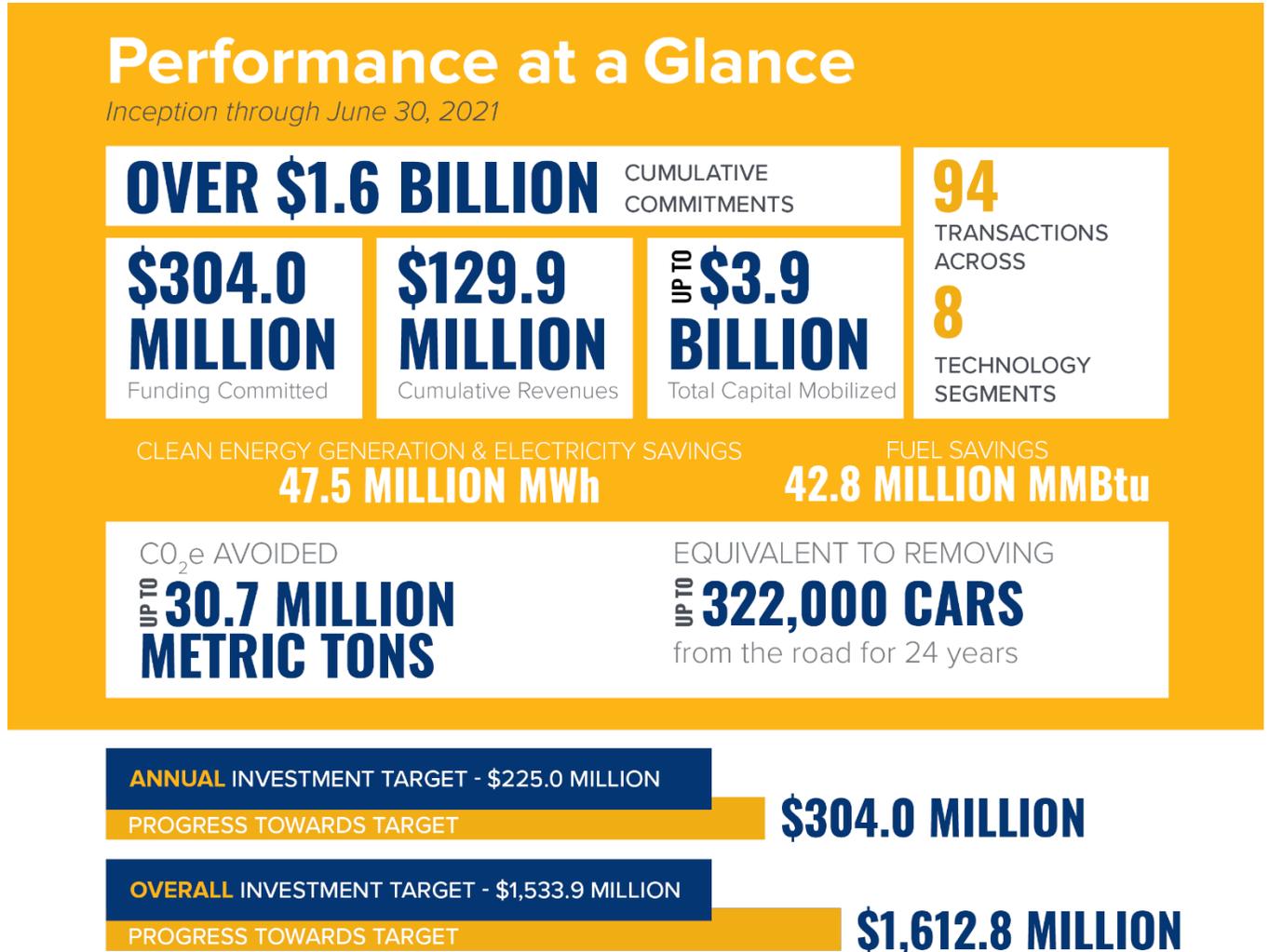
Transaction Profiles:

- Convergent Energy and Power – Construction to Term Loan (Community Distributed Generation – Solar)
- Edgewise Energy – Construction to Term Loan (Community Distributed Generation – Fuel Cells)
- Wildflower Farms – Construction Loan (Commercial/Industrial – Energy Efficiency)
- Energy Impact Partners – Construction to Term Loan (Community Distributed Generation – Solar)
- Generate Capital CDG, Borrower 3 – Term Loan (Community Distributed Generation – Solar)
- BQ Energy, Upsize – Development Loan (Community Distributed Generation – Solar)

## 1 Highlights<sup>1</sup>

During the quarter ended June 30, 2021, NY Green Bank (“**NYGB**”) committed \$304.0 million across six new investments.<sup>2</sup> Since its inception NYGB has committed more than \$1.6 billion to clean energy and sustainable infrastructure projects in New York State (“**NYS**” or the “**State**”). During the quarter NYGB generated \$13.3 million in revenues, bringing its cumulative total since inception to \$129.9 million. NYGB’s investments continue to mobilize capital in NYS; at quarter end its portfolio was expected to support up to \$3.9 billion in project costs for clean energy and sustainable infrastructure projects.

Figure 1 Performance at a Glance



1 This Quarterly Report (“**Report**”) is filed by NYGB with the NYS Public Service Commission (the “**Commission**” or the “**PSC**”) pursuant to the Metrics, Reporting & Evaluation Plan developed in consultation with the Department of Public Service (“**DPS**”) and filed with the Commission (the “**Metrics Plan**”). Defined terms used in the text of this Report but not separately described have the meanings respectively given to them in the Metrics Plan.

2 The period April 1, 2021 to March 31, 2022 is referred to as the Plan Year or Fiscal Year (“**FY**”) throughout this Report.

## 2 Business Update

NYGB's investment activities fall into two broad categories, which include:

- (a) Transactions that have closed, which collectively comprise NYGB's Investment Portfolio, discussed in [Section 2.1](#); and
- (b) Transactions that are in process but not yet closed, which collectively comprise NYGB's Active Pipeline, discussed in [Section 2.2](#).

### 2.1 Investment Portfolio Activity

NYGB's current portfolio was more than \$1,071.7 million at quarter end, registering for the seventh consecutive quarter the highest end-of-quarter total since the inception of the fund. NYGB continued to provide flexible capital to active project developers, owners, service providers and manufacturers of NYS clean energy and sustainable infrastructure projects. *Table 1* summarizes investment activity during the quarter ended June 30, 2021. Full Transaction Profiles for the investments described in this [Section 2.1](#) are also included in the [Schedule – Transaction Profiles](#) to this Report. Additionally, NYGB's Transaction Profiles are publicly available at [www.greenbank.ny.gov/Investments/Portfolio](http://www.greenbank.ny.gov/Investments/Portfolio).

*Table 1 New Investments*

New Transactions	Description	NYGB Commitment	Closing Date
Convergent Energy and Power	In April 2021 NYGB committed \$104.0 MM to a construction-to-term facility to finance the development, ownership and operation of three distributed energy resources ("DER"), solar paired with storage projects in New York State. These transactions are expected to provide NYS residents and businesses a greater variety of energy choices and, ultimately, lower-cost clean energy opportunities.	\$104.4 million	4/1/2021
Edgewise Energy	In April 2021, NYGB provided an up to \$82.7 million senior secured construction-to-term loan facility to subsidiaries of Generate Capital Inc. Loan proceeds will finance construction for community distributed generation ("CDG") fuel cell projects in New York State. The projects supported by this transaction are expected to provide NYS residents and businesses with lower-cost energy options.	\$82.7 million	4/27/2021
Wildflower Farms	In April 2021, NYGB committed \$25.0 MM to a construction loan to finance the construction of Wildflower Farms, a 65-room, energy efficient hotel in Gardiner, NY. NYGB will be supporting the Project alongside CleanFund Commercial PACE Capital, Inc., marking its first investment alongside a C-PACE capital provider. This transaction demonstrates NYGB's commitment to supporting high performance buildings and represents NYGB's first debt investment in an energy efficient new construction property.	\$25.0 million	5/5/2021
Energy Impact Partners	In June 2021, NYGB committed \$15.1 MM to a construction-to-term facility to finance the construction of up to 12.5 MW of CDG solar projects in NYS. This transaction is expected to provide NYS residents and businesses a greater variety of energy choices and, ultimately, lower-cost clean energy.	\$14.9 million	6/7/2021
Generate Capital CDG, Borrower 3	In June 2021, NYGB provided an additional \$57.0 million to a back-leveraged credit facility sponsored by Generate Capital Inc. to finance the acquisition of 20 CDG solar and solar-plus-storage projects in NYS. These transactions are expected to provide NYS residents and businesses a greater variety of energy choices and, ultimately, access to lower-cost clean energy.	\$57.0 million	6/7/2021
BQ Energy, Upsize	In June 2021, NYGB committed an additional \$20.0 million to increase the size of its credit facility with BQ Energy. This is an expansion of NYGB's investment in solar development capital as part of its ongoing efforts to participate in sustainable infrastructure investments in support of Clean Energy Fund objectives. The \$30.0 million financing facility is expected to support the deployment of up to 29 megawatts ("MW") of photovoltaic ("PV") solar in NYS, providing residents and businesses with a greater variety of energy choices and, ultimately, lower-cost clean energy options.	\$20.0 million	6/15/2021
<b>Total</b>		<b>\$304.0 million</b>	

## 2.2 Pipeline Activity

Each proposed NYGB investment is categorized by the stage it has reached in NYGB’s internal credit underwriting and transaction execution processes. Figure 2 Cumulative Pipeline Activity summarizes NYGB’s overall transaction status and Active Pipeline from inception through June 30, 2021.<sup>3</sup> At quarter end NYGB was managing an Active Pipeline of \$460.1 million.

Figure 2 Cumulative Pipeline Activity

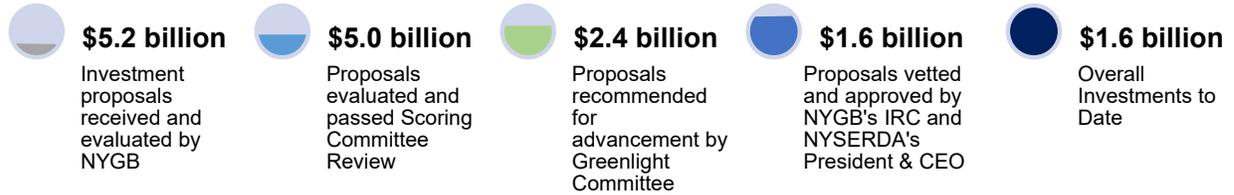


Figure 3 Distribution of Active Pipeline by Investment Stage



Figure 4 End-Use Segment of Active Pipeline (\$460.1 million)

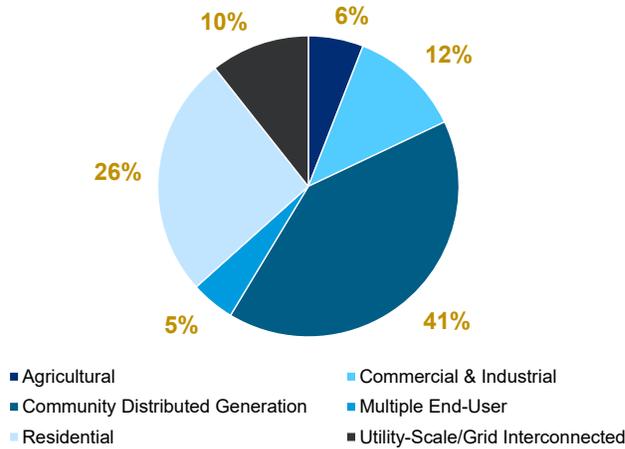


Figure 5 Geographic Distribution of Active Pipeline (\$460.1 million)

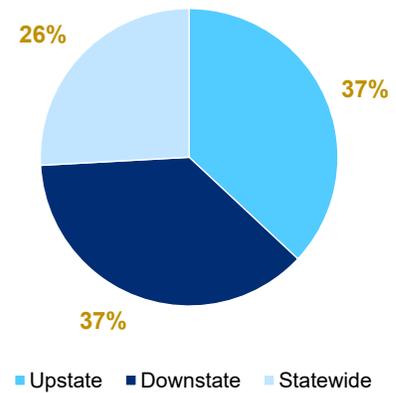
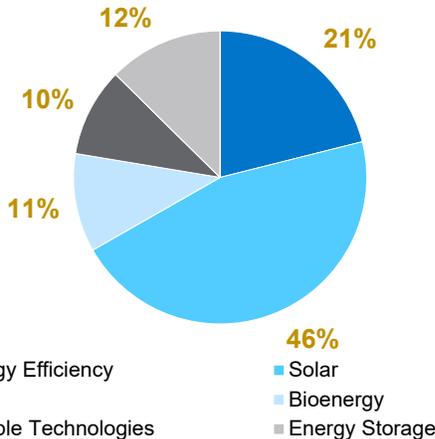


Figure 6 Technology Distribution of Active Pipeline (\$460.1 million)



<sup>3</sup> “IRC” takes the meaning Investment and Risk Committee

## 2.3 Additional Achievements and Activities

In the quarter ended June 30, 2021, in addition to those matters referenced elsewhere in this report and ongoing “business as usual” activities (e.g., origination, execution and routine outreach), NYGB’s achievements include:

### (a) Continuing Stakeholder Outreach & Communications:

All events in which NYGB representatives participated during this quarter were virtual, due to COVID-19 related restrictions around in-person gatherings.<sup>4</sup> Virtual events included:

- i. 2021 Energy Efficiency Finance Forum: On May 25, 2021, NYGB discussed environmental justice and equitable clean energy investment, including financing solutions for affordable housing in NYS at the opening Plenary Panel of the ACEEE Energy Efficiency Finance Forum.
- ii. Q1 Quarterly Metrics Report Webinar 2021: On June 7, 2021, NYGB held its Q1 Quarterly Metrics Report webinar to showcase its record-breaking Q1 investment performance and impact. Highlights included clean energy and overall investments committed to date and metric tons of GHG reductions in NYS as well as updates on NYGB's portfolio and pipeline activity.
- iii. RFP 18 Webinar: On June 10th, NYGB introduced its newly released RFP 18, Financing Arrangements for High-Performance Affordable Housing to members of NYSERDA's Multifamily Performance Program (MPP) contractor network, helping the energy service providers understand how NYGB financing through RFP 18 could potentially be utilized for improvements in the affordable housing buildings that they service.
- iv. Catalyzing Investment with a National Climate Bank - Lessons from Subnational Green Banks: On June 23, 2021, NYGB participated in a webinar hosted by Center for Climate and Energy Solutions (C2ES) discussing how the successes and lessons from subnational green banks could be applied to the creation of a national climate bank.

### (b) Public Reporting & Metrics:

All NYGB Reporting and metrics are available at [www.greenbank.ny.gov/Resources/Public-Filings](http://www.greenbank.ny.gov/Resources/Public-Filings).

- i. Impact Report: On June 29, 2021, NYGB filed its inaugural Impact Report that highlights the team’s accomplishments over the past year and provides stakeholders a preview of NYGB’s strategic direction moving forward. The visually engaging report describes NYGB’s financial performance, energy and environmental impact and transactions over the fiscal year ending March 31, 2021.
- ii. Annual Report: On June 29, 2021, NYGB filed its Annual Plan for the 2021 - 2022 fiscal year to inform the Commission and other interested stakeholders about NYGB’s strategic goals for the upcoming fiscal year. With a redesigned filing format, the Annual Report presents the objectives, activities that will be undertaken to accomplish those objectives, and specific deliverables for which NYGB will be accountable.
- iii. Quarterly Report: On May 17, 2021, NYGB filed its Quarterly Report for the period ended March 31, 2021 (available at [www.greenbank.ny.gov/Resources/Public-Filings](http://www.greenbank.ny.gov/Resources/Public-Filings)).
- iv. Quarterly Webinar: NYGB will host its regular Quarterly Review Webinar for this Report in early September 2021, including discussion of activities during the quarter ended June 30, 2020.

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<sup>4</sup> NYGB did not organize or participate in any in-person events during the previous quarter. Following guidelines set by the Centers for Disease Control and Prevention, NYGB will only organize or participate in remote events under the lowest-risk category for community, work and school events and gatherings. See: <https://www.cdc.gov/coronavirus/2019-ncov/community/large-events/considerations-for-events-gatherings.html#:~:text=Limit%20attendance%20or%20seating%20capacity,at%20least%206%20feet%20apart>.

### 3 Regulatory Framework

#### 3.1 Purpose

As a steward of considerable public capital, NYGB periodically reports its progress and performance to allow all stakeholders, including the Commission and the general public to assess NYGB's achievement of its overall mission.

#### 3.2 NYGB Mission and Operating Principles

NYGB's mission is to accelerate clean energy deployment in NYS by working in collaboration with the private sector to transform financing markets.

The key elements of NYGB's mission are to collaborate with private participants and implement solutions that overcome market barriers with the goal to attract private sector investment in clean energy by enabling greater scale, new and expanded asset classes, and increased liquidity.

NYGB follows certain important operating principles to increase private sector market participation:

- (a) Focusing on wholesale capital markets (that is, providing structured financial products to developers and specific projects that result in clean energy benefits for all New Yorkers at scale – rather than funding consumers/homeowners directly);
- (b) Structuring financial products to foster replicable sustainable infrastructure investments;
- (c) Pricing financial products consistently with commercial approaches to credit quality and risk, earning a return on investment to preserve and grow NYGB's capital base;
- (d) Collaborating with, rather than competing against, market participants that can engage, or are already engaging, the financial markets, but where that engagement or progress is constrained by a lack of available financing; and
- (e) Recycling its capital into new clean energy projects when income is generated and as investments mature or are realized, maximizing the impact of its capital across multiple deployments.

#### 3.3 Relationship to NYS Clean Energy Policy

NYGB contributes to the primary CEF objectives of GHG emissions reductions, customer bill savings, energy efficiency, clean energy generation and mobilization of private sector capital.<sup>5</sup> In turn, the CEF objectives support the State's clean energy targets, including under the Green New Deal, which mandates a significant increase in the State's Clean Energy Standard ("CES") with a goal of 70% energy generation from renewable sources by 2030 and 100% carbon-free electricity by 2040.<sup>6</sup> The CEF objectives also support the Climate Act,<sup>7</sup> which puts NYS on a road to economy-wide carbon neutrality, through a target of reducing GHG emissions from all anthropogenic sources 85% over 1990 levels by the year 2050, a plan to offset remaining emissions, and an interim mandate of 40% GHG emission reductions by 2030.<sup>8,9</sup>

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5 As set out in the CEF Order (Cases 14-M-0094 etc.) issued and effective on January 21, 2016, page 40.

6 Announced by Governor Andrew M. Cuomo in the 2019 State of the State.

See [www.governor.ny.gov/sites/governor.ny.gov/files/atoms/files/2019StateoftheStateBook.pdf](http://www.governor.ny.gov/sites/governor.ny.gov/files/atoms/files/2019StateoftheStateBook.pdf).

7 Governor Cuomo signed Senate Bill S6599 into law on July 18, 2019. See [legislation.nysenate.gov/pdf/bills/2019/a8429](http://legislation.nysenate.gov/pdf/bills/2019/a8429).

8 The Climate Act codified and expanded New York's Green New Deal and other nation-leading clean energy and climate targets for the State, including: (a) 9,000 MW of offshore wind by 2035; (b) 6,000 MW of distributed solar deployment by 2025; (c) 3,000 MW of energy storage deployment by 2030; (d) more than doubling new large-scale land-based wind and solar resources through the CES; (e) maximizing the contributions and potential of New York's existing renewable resources; (f) expanding and enhancing the Solar For All Program to increase access to affordable and clean energy for low-income, environmental justice and other underserved communities; and (g) initiatives to achieve carbon neutral building stock statewide, including through the energy efficiency target to reduce energy consumption by 185 trillion Btus below forecasted energy use in 2025.

9 Additionally, the Climate Act required a Climate Action Council be formed and policy roadmap developed to ensure that at least 35% of clean energy program resources benefit disadvantaged communities and individuals working in conventional energy industries are provided with training and opportunities in the growing clean energy economy.

## 4 Tables

### 4.1 Quarterly Metrics<sup>10</sup>

NYGB monitors its counterparties' clean energy project installations throughout the duration of each investment through the receipt and review of periodic reports and by applying updated impact benefit calculation factors advised by DPS. Based on information received, NYGB regularly assesses the actual and expected energy and environmental impact benefits across its portfolio. As new information becomes available informing NYGB of NYS market uptake of clean energy projects, NYGB may correspondingly adjust (up or down) the overall portfolio's high and low estimated Total Project Costs and energy and environmental metrics (identified at closing of each investment and reflected in Transaction Profiles). Consistently monitoring and refining expected outcomes improves the accuracy of NYGB's portfolio-level estimate of impact benefits as it works toward meeting the CEF objectives to support the State's clean energy goals. Given such periodic adjustments, the aggregate estimated benefits reported in Quarterly Reports are the most up-to-date estimates (and no longer reflect the sum of the low and high estimated benefits specified in the Transaction Profiles at the time of each transaction close).

Table 2 presents required metrics for the period April 1, 2021 through June 30, 2021 and the previous quarter ended March 31, 2021.

*Table 2 Quarterly Metrics*

Quarterly Metric	Quarter Ended March 31, 2021	Quarter Ended June 30, 2021
<b>Capital Position</b>		
▪ Authorized Capital (\$)	\$1.0 billion	\$1.0 billion
▪ Authorized Administrative Expenses (\$)	\$17.6 million	\$17.6 million
▪ Authorized Evaluation Expenses (\$)	\$4.0 million	\$4.0 million
<b>Operational Matters</b>		
▪ Cumulative Revenues (\$) <sup>11</sup>	\$116.6 million	\$129.9 million
▪ Cumulative Operating Expenses (\$) <sup>12</sup>	\$59.9 million	\$63.5 million
▪ Direct Operating Expenses (\$)	\$37.5 million	\$39.5 million
▪ Allocated Expenses (\$)	\$22.4 million	\$24.0 million
<b>Investment Portfolio</b>		
▪ Undrawn Committed Funds (\$)	\$209.5 million	\$394.8 million
▪ Deployed Funds (\$) <sup>13</sup>	\$572.7 million	\$676.9 million
▪ Current Portfolio (\$) <sup>14</sup>	\$782.2 million	\$1,071.7 million
▪ Overall Investments to Date (\$)	\$1.3 billion	\$1.6 billion

10 Regular reporting of energy and environmental benefits are inclusive of all transactions that receive NYGB funding, regardless of whether these transactions also receive support from ratepayer or other programs. In terms of assessing the extent of overlap and common benefits, NYSERDA will modify intake information received on incentive programs to determine whether NYGB capital is involved for incentive program customers. Evaluation sampling of NYGB clients will also seek to identify transactions that involve funding from both within and outside of NYGB, including other ratepayer-funded programs to the extent possible. These two sources of information will allow NYSERDA to estimate a reasonable overlap value for energy and environmental benefits so they are not double-counted when NYGB impacts are included in CEF or other NYS clean energy program results.

11 Cumulative Revenues include quarterly fair market value adjustments related to NYGB capital held in U.S. Treasury securities, consistent with U.S. generally accepted accounting principles. In addition, Cumulative Revenues are always stated net of impairments.

12 Cumulative Operating Expenses currently include \$628,238 in evaluation expenses.

13 Deployed Funds as presented in Table 2 are net of all capital repaid to the reporting date.

14 The dollar value of the Current Portfolio is expected to fluctuate from quarter to quarter, including to reflect any increases or decreases in Committed Funds and/or Deployed Funds. Committed Funds increase when new transactions are executed with commitments that have not yet been funded, and/or in connection with existing transactions, where repaid amounts may be available to be redrawn pursuant to the terms of investment agreements. Deployed Funds increase where the total dollars funded into investments exceed amounts repaid in the same period. Decreases in Committed Funds occur, for example, in connection with the release of undrawn funds at the end of an availability period or otherwise consistent with the terms of an investment, while decreases in Deployed Funds occur primarily when NYGB investments are repaid from time to time, allowing those monies to be recycled into new clean energy investments in the State, generating further benefits for ratepayers. Note that due to rounding for the purposes of presentation in this Report, the sum of Committed Funds and Deployed Funds may not be identical to Current Portfolio. In addition, Current Portfolio is always stated net of any portfolio losses.

Quarterly Metric	Quarter Ended March 31, 2021	Quarter Ended June 30, 2021
▪ <b>Total Project Costs (Cumulative) (\$)</b> <sup>15</sup>	In the range of \$2.9 to \$3.6 billion	In the range of \$3.1 to \$3.9 billion
▪ <b>Mobilization Ratio</b>	Tracking at least 3.3:1 on average across portfolio <sup>16</sup>	Tracking at least 3.3:1 on average across portfolio
▪ <b>Portfolio Concentrations (%)</b> <sup>17</sup>	68.0% Renewable Energy	55.2% Renewable Energy
	15.1% Energy Efficiency	25.9% Energy Efficiency
	16.9% Other <sup>18</sup>	18.9% Other
▪ <b>Number &amp; Type of NYGB Investments</b>	59 – Renewable Energy	63 – Renewable Energy
	15 – Energy Efficiency	16 – Energy Efficiency
	14 – Other	15 – Other
▪ <b>Number &amp; General Type of NYGB Counterparties</b> <sup>19</sup>	85 – Financial Services, Industry or Other <sup>20</sup>	88 – Financial Services, Industry or Other
<b>Direct Impact Benefits</b> <sup>21</sup>		
▪ <b>Estimated Gross Lifetime Energy Saved by Fuel Type from Energy Efficiency Projects (MWh/MMBtu) and/or Estimated Gross Lifetime Clean Energy Generated (MWh)</b> <sup>22</sup>	572,000 – 664,000 MWh; and 29.0–42.8 million MMBtu	572,000 – 677,000 MWh; and 29.0–42.8 million MMBtu
	28.9 – 44.4 million MWh	31.1 – 46.9 million MWh
▪ <b>Estimated Gross First Year<sup>23</sup> Energy Saved by Fuel Type from Energy Efficiency Projects (MWh/MMBtu) and/or Estimated Gross First Year Clean Energy Generated (MWh)</b>	39,400 – 45,900 MWh; and 1,832,000 – 2,661,000 MMBtu	39,400 – 46,300 MWh; and 1,832,000 – 2,662,000 MMBtu
	1,391,000 – 2,147,000 MWh	1,479,000 – 2,247,000 MWh
▪ <b>Estimated Gross Lifetime Energy Saved from CHP (MWh)</b>	954,000 – 1,020,000 MWh	2,040,000 – 2,174,000 MWh
▪ <b>Estimated Gross First Year Energy Saved from CHP (MWh)</b>	92,300 – 98,200 MWh	201,000 – 213,300 MWh
▪ <b>Estimated Gross Lifetime Energy Savings from CHP (MMBtu)</b> <sup>24</sup>	-16,100,000 - -38,900,000 MMBtu	-23,400,000 - -48,500,000 MMBtu

15 Further to the definition of “**Total Project Costs (Cumulative)**” in the Metrics Plan (see page 15), Total Project Costs (Cumulative) may include fair market value (“**FMV**”) data for a subset of NYGB’s investments. FMV is an estimated market valuation of fully installed energy projects provided by NYGB’s counterparties and is often required for federal income tax purposes by institutional investors and for certain grant program purposes unconnected with NYGB. As projects progress and the cost of installed equipment and labor are known and reported to NYGB by its counterparties, NYGB seeks to adjust reported values and replace FMV in its aggregated data sets and periodic reporting with reported actual costs.

16 Given the range of Total Project Costs that NYGB investments mobilize, the Mobilization Ratio also represents a range: currently of 3.1:1 to 3.9:1.

17 Based on executed transactions and reflecting dollar values invested by NYGB in renewable energy and energy efficiency transactions, each as a proportion of the Commitments to date.

18 “Other” technology classification includes: CHP, sustainable transportation, fuel cells, energy storage, microgrids and other types of projects that are not readily classified as either renewable energy or energy efficiency.

19 In reporting the number and type of NYGB counterparties, NYGB seeks to reflect counterparties that are discrete (i.e., where NYGB is involved in different transactions with the same counterparty, that party is counted only once for the purposes of this metric); and directly in the transaction with NYGB (i.e., vendors or other counterparties to NYGB’s clients or expected future transaction participants are not counted).

20 Types include Local Development Corporation; Global, Corporate and/or Investment Bank; Regional Bank; Specialty Finance Company; Energy Project Developer; Municipal, University, Schools & Hospitals; Energy Technology Provider & Vendors; Government Authority; Insurance Company; Transportation

21 For Committed and Deployed Funds

22 NYGB does not, by filing this Report, make any claim to the environmental attributes associated with megawatt-hours expected to be generated by projects supported by investments in its portfolio. NYGB has relinquished all such rights and disavows any and all rights to any environmental claims or renewable energy.

23 All “estimated gross first year” metrics refer to the first year of estimated gross benefits (e.g., energy saved, installed capacity, GHGs, etc.) that are expected to occur when each underlying project is fully installed. This means that estimated gross first year benefits across NYGB’s portfolio do not (and are not intended to) correspond to installed benefits in any given year, and instead represent cumulative estimated benefits across NYGB’s portfolio based on transactions executed through the CEF term. Note that underlying projects will usually be installed over one or more years following execution of investment agreements (reflecting project development/implementation and funding deployment cycles). The sum of all estimated gross first year measures will approximate the total annual CEF benefits goals for NYGB investments at the end of the CEF term (i.e., in 2025). As set out in Section 2.2.2 of the Metrics Plan, NYGB reports on installed energy and environmental benefits associated with NYGB’s portfolio in the prescribed form annually, with such reporting included in the Quarterly Metrics Report for each quarter ended December 31.

24 For CHP systems, energy savings in thermal unit form is computed as the difference between the natural gas displaced by the recovered thermal energy and natural gas consumption by the generator. See [www.nyserda.ny.gov/](http://www.nyserda.ny.gov/)

Quarterly Metric	Quarter Ended March 31, 2021	Quarter Ended June 30, 2021
▪ Estimated Gross First Year Energy Savings from CHP (MMBtu)	-1,620,000 - -3,900,000 MMBtu	-2,350,000 - -4,860,000 MMBtu
▪ Estimated Gross Clean Energy Generation Installed Capacity from CHP (MW)	32.0 – 54.0 MW	46.6 – 68.6 MW
▪ Estimated Gross Clean Energy Generation Installed Capacity (MW)	938.0 – 1,390.0 MW	1,048.0 – 1,500.0 MW
▪ Estimated Gross Lifetime GHG Emission Reductions (metric tons) <sup>25</sup>	16.4 – 24.8 million metric tons	17.6 – 26.3 million metric tons
<b>Indirect Impact Benefits<sup>26</sup></b>		
▪ Estimated Lifetime Energy Saved (MWh)	-	-
▪ Estimated Lifetime Energy Saved (MMBtu)	-	-
▪ Estimated Lifetime Clean Energy Generation (MWh)	4.1 – 8.5 million MWh	4.1 – 8.5 million MWh
▪ Estimated Installed Capacity CHP (MW)	-	-
▪ Estimated Installed Capacity (MW)	61.2 – 129.7 MW	61.2 – 129.7 MW
▪ Estimated Lifetime GHG Emissions Reductions (Metric Tons)	2.2 – 4.5 million metric tons	2.2 – 4.5 million metric tons
<b>Investment Pipeline</b>		
▪ Active Pipeline (In the Quarter) (\$)	\$926.0 million	\$460.1 million
<b>Investment Process</b>		
▪ Proposals Received – Value (Cumulative) (\$)	\$5.2 billion	\$5.2 billion
▪ Approvals - Scoring Committee (Cumulative) (\$)	\$5.0 billion	\$5.0 billion
▪ Approvals - Greenlight Committee (Cumulative) (\$)	\$2.3 billion	\$2.4 billion
▪ Approvals - IRC (Cumulative) (\$)	\$1.4 billion	\$1.6 billion

## 4.2 Direct and Indirect Metrics Benefits

NYGB’s activities have the potential to generate both direct and indirect impact benefits for NYS residents. While the Metrics Plan was designed with an initial focus on direct impact benefits, NYGB differentiates between Direct and Indirect Impact Metrics, tracking both to more comprehensively quantify the estimated impact of each NYGB investment on the NYS clean energy and sustainable infrastructure market. This is consistent with the CEF Order, which specifically recognizes the importance of catalyzing markets and generating indirect benefits as part of CEF initiatives, including over longer time horizons.<sup>27</sup>

The quantification of indirect impact benefits is intended to capture the market transformational effects of NYGB investment activity. Many other CEF initiatives also anticipate accruing indirect benefits related to

[/media/Files/Publications/PPSER/Program-Evaluation/2015ContractorReports/2015-Distributed-Generation-CHP-Impact-Evaluation-Final.pdf](#) for information on CHP Impact evaluation methods in NYS.

25 NYSERDA utilizes a 1,103 lbs/MWh conversion factor to estimate GHG emissions reductions for electric generation and energy efficiency savings across all components of the CEF.

26 NYGB reports and tracks indirect impact benefits to reflect the contribution to NYS clean energy goals made by NYGB activities and related incremental value for all NYS consumers.

27 See CEF Order (Cases 14-M-0094 et al.) pages 68 – 69: “The approved [CEF eligibility criteria] provide NYSERDA with the needed flexibility to choose initiatives that will create the greatest benefits for the least cost and to support innovative new technologies and approaches. We recognize that initiatives oriented toward market development, while they have the potential to create the greatest benefits for ratepayers in the long run, will have more indirect and less easily calculated clean energy benefits as compared to resource acquisition programs. We require NYSERDA to take a broad view of these indirect benefits when considering whether an initiative is eligible for CEF funding and to also take into account other benefits of the initiative, including its contribution to all of the CEF goals and its economic development benefits. Funding market-based projects with an indirect impact on clean energy is wholly consistent with the Commission’s historic approach to clean energy programs. For example, the Commission approved workforce development programs, designed to achieve both indirect clean energy benefits and economic development benefits, as part of both [the energy efficiency performance standard] and [the renewable portfolio standard]. Holistic consideration of these benefits will best support the SEP, the goals described in the New York State Energy Law, and the interests of ratepayers”.

longer-term effects from follow-on market activity. These indirect impacts are grounded in a theory of change developed for each initiative, and NYSERDA will use market evaluation approaches, consistent with the rest of the CEF, to verify the indirect impacts as they accrue. Estimated indirect benefits are reflected in NYGB progress reporting, in general and toward meeting NYGB's CEF goals. The realization and evaluation of NYGB indirect benefits over time will also be reflected in periodic reporting as appropriate. Both direct and indirect metrics contribute to the reduction of GHGs in the State from NYGB activity.

For NYGB, Direct and Indirect Impact Metrics are further defined as follows:

- (a) *Direct Impact Metrics*: Direct Impact Metrics quantify the estimated impact of a counterparty's project development or business-building activity. The types of Direct Impact Metrics that NYGB tracks are those outlined in the Metrics Plan (and publicly reported quarterly), in aggregate on a path to achieving the impact benefit objectives by the end of the CEF in December 2025. Benefits are tracked on an estimated and actual basis (with actuals reported annually for NYGB's Investment Portfolio in each calendar year). NYGB investments typically involve terms that limit or incentivize the use of NYGB investment proceeds to new or incremental project development in NYS.
- (b) *Indirect Impact Metrics*: Indirect Impact Metrics seek to measure the effect of NYGB investment for projects, pipelines, or other counterparty structures that wholly or in part catalyze other developments in the clean energy and sustainable infrastructure market beyond that in which NYGB directly invests (e.g., providing liquidity in the secondary markets and in relation to large-scale renewables with merchant exposure). While NYGB investments might not fund new project development, material indirect benefits are nevertheless expected to accrue to the State over time as a result of this type of NYGB activity. NYGB tracks such estimated benefits (which can be in MWs, MWh, MMBtus, or metric tons of GHG reduced/avoided) on a lifetime basis. The realization of indirect impact benefits is expected over time. To confirm the nature and extent of indirect impact benefits that are in fact realized by the State, periodic market assessments will occur as needed to verify that new development activity has in fact happened, validating NYGB's estimated indirect impact benefits.

## 5 Progress Against Plan Deliverables

In its Annual Plan 2021 – 2022, filed on June 29, 2021, NYGB identified deliverables (the “**Plan Deliverables**”) that collectively mark its progress toward key initiatives in the period April 1, 2021 through March 31, 2022.

NYGB's Quarterly Reports are required to address progress against the Plan Deliverables and provide a brief narrative (as appropriate) of status and an explanation of any material variances relative to expectations.

Table 3 summarizes NYGB's performance against the Plan Deliverables for the quarter ended June 30, 2021.

**Table 3 Annual Deliverables**

OBJECTIVE CATEGORY	DELIVERABLE	PROGRESS AS OF JUNE 30, 2021
<b>EFFECTIVELY MANAGE A STRONG AND GROWING PORTFOLIO</b>		
<b>Financing Solutions to Support Disadvantaged Communities</b>	Launch <i>RFP 18: Financing Arrangements for High-Performance Affordable Housing</i> , a purpose-built proposal and evaluation pathway for electrification/electrification-readiness projects in multifamily affordable housing, accompanied by custom scoring criteria and published selected indicative terms to align with industry practice.	<input checked="" type="checkbox"/> <b>Achieved for the Quarter:</b> NYGB released RFP 18 in May 2021. The launch of RFP 18 aligns with NY Green Bank’s target of committing \$150 million in affordable housing investments by December 2025.
	Host “Get to Know RFP 18” webinar in July 2021 to engage with potential proposers.	<input checked="" type="checkbox"/> <b>Ongoing and On-track:</b> In June 2021, NYGB hosted a webinar for NYSERDA’s MPP contractor network. As of this report filing, NYGB hosted a “Get to Know RFP 18” webinar in July 2021.
	Launch preferred equity investment RFP targeting CDFIs, non-profits, and specialty finance companies investing in DACs.	<input checked="" type="checkbox"/> <b>Ongoing and On-track:</b> NYGB made progress drafting the RFP and scoring rubric during the quarter and plans to publish it by the end of the Plan Year.
	Expand impact measurement and reporting to reflect the broader benefits of DAC transactions.	<input checked="" type="checkbox"/> <b>Ongoing and On-track:</b> NYGB continues to follow updates from NYS’s Climate Justice Working Group.
	Hire Managing Director to focus specifically on underwriting DAC transactions.	<input checked="" type="checkbox"/> <b>Ongoing and On-track:</b> NYGB interviewed and identified several candidates during the quarter. As of this Report filing, NYGB has hired a Managing director to lead its DAC investment strategy.
	Expand NYGB Advisory Committee targeting expertise in DAC transactions and access to advocacy community.	<input checked="" type="checkbox"/> <b>Ongoing and On-track:</b> NYGB continued its search for experienced candidates to sit on its Advisory Committee.
	Update NYGB mission statement to reflect recent changes to NYSERDA mission statement.	<input checked="" type="checkbox"/> <b>Not Started</b>
<b>Targeted Business Development</b>	Update and distribute marketing collateral to reflect NYGB’s latest and most informed approaches to energy storage and clean transportation.	<input checked="" type="checkbox"/> <b>Not Started</b>
<b>Improve Existing Pathways for Market Engagement</b>	Launch redesigned website.	<input checked="" type="checkbox"/> <b>Not Started</b>
	Revise and re-launch RFP 1 to more clearly define what constitutes a substantially complete application, clarify information requests and provide more transparency around how NYGB evaluates applications, while implementing a scoring methodology that better differentiates between applications, including robust consideration of portfolio fit.	<input checked="" type="checkbox"/> <b>Achieved for the Plan Year:</b> In May 2021, NY Green Bank updated RFP No. 1 requirements and scoring processes to streamline its review of proposals. A summary overview of modifications can be found in the <a href="#">Summary of Revisions</a> document.

OBJECTIVE CATEGORY	DELIVERABLE	PROGRESS AS OF JUNE 30, 2021
<b>Committed Funds</b>	Deliver at least \$225.0 million of incremental commitments in the Current Plan Year.	<input checked="" type="checkbox"/> <b>Achieved for the Plan Year:</b> NYGB committed \$304.0 million during the quarter, surpassing its Plan Year target.
<b>Active Pipeline</b>	Maintain an Active Pipeline of at least \$450.0 million per quarter on average throughout the Current Plan Year.	<input checked="" type="checkbox"/> <b>Achieved for the Quarter:</b> At quarter end, NYGB's Active Pipeline totaled \$460.1 million.
<b>MOBILIZE CAPITAL: STRENGTHEN NYGB'S CAPITAL POSITION</b>		
<b>Finalize Initial Portfolio Monetization</b>	Close initial portfolio monetization transaction.	<input checked="" type="checkbox"/> <b>Ongoing and On-track:</b> NYGB continued to work with its advisors and potential investors to structure a transaction. As of this Report filing, NYGB has closed its initial portfolio monetization transaction.
<b>Mobilize Capital</b>	Demonstrate capital mobilization by managing a Current Portfolio in excess of \$1.0 billion initial capitalization.	<input checked="" type="checkbox"/> <b>Achieved for the Quarter:</b> At quarter end, NYGB was managing a Current Portfolio of over \$1.0 billion, signaling the need to execute its portfolio monetization strategy.
<b>CONTINUOUSLY IMPROVE AND ENHANCE NYGB OPERATIONS AND PORTFOLIO MANAGEMENT</b>		
<b>ESG Monitoring and Reporting</b>	Expand NYGB's risk evaluation processes by incorporating expanded ESG considerations for NYGB as a financing entity, as well as for its potential and existing borrowers.	<input checked="" type="checkbox"/> <b>Ongoing and On-track:</b> An ESG project team at NY Green Bank has been working to better understand the ESG factors that impact its investment portfolio. During the quarter the project team focused on the relationship between ESG factors and traditional credit factors
<b>Process Standardization</b>	Deploy FinTech solutions for enhanced efficiency and productivity.	<input checked="" type="checkbox"/> <b>Ongoing and On-track:</b> NYGB managed a complex construction facility using a FinTech solution. Feedback provided from counterparties and NYGB staff was positive.
<b>Streamline Legal Documentation</b>	Implement new legal documentation and processes to support relationship with third-party capital provider(s).	<input checked="" type="checkbox"/> <b>Not Started</b>
	Develop suite of form legal documents to minimize transaction burden and cost when working with counterparties in the affordable housing sector.	<input checked="" type="checkbox"/> <b>Ongoing and On-track:</b> NYGB along with its external counsel drafted a suite of legal documents to serve as templates for future transactions within NYS's affordable housing sector.

*Schedule – Transaction Profiles*

As required by the Metrics Plan, Transaction Profiles for each of the transactions closed during the quarter to which this Report relates are attached.

## Continued Support of Distributed Energy Resources in New York State

### Convergent Energy + Power

*In April 2021 NY Green Bank (“NYGB”) committed \$104.0 MM to a construction-to-term facility to finance the development, ownership and operation of three distributed energy resources (“DER”), solar paired with storage projects in New York State (“NYS” or the “State”). These transactions are expected to provide NYS residents and businesses a greater variety of energy choices and, ultimately, lower-cost clean energy opportunities.*

#### Transaction Description

Convergent Energy + Power (“**Convergent**”) is a major developer, owner, and operator of energy storage and solar with a substantial pipeline of distributed energy resources in NYS. Convergent is wholly owned by **ECP**, a leading investor across the energy transition with over \$22.0 billion in capital commitments.

With its commitment, NYGB expects to support the deployment of 56.5 MW of DER projects in NYS. These transactions will help NYGB continue to demonstrate the viability of distributed generation in the State, draw new investors and financial institutions into the marketplace, and lower the cost of capital in this market sector. By driving solar deployment activity in the State, NYGB’s commitment will help NYS meet its 6.0 GW solar target by 2025. Convergent will deploy 121 MWh of battery storage capacity co-located with each of the three solar projects supported by NYGB’s loan. NYGB’s commitment to supporting solar plus storage DER projects will help the State achieve its 3.0 GW storage deployment target by 2025. This transaction is also a step toward NYGB achieving its goal of committing \$200.0 million to energy storage projects in NYS. Consumers are expected to be the ultimate beneficiaries in the form of broader access to lower-cost clean energy generation, with corresponding resiliency, affordability, choice, and environmental benefits

This Transaction Profile is provided pursuant to the “NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.0” (the “**Metrics Plan**”) developed in collaboration with the NYS Department of Public Service and filed with the New York Public Service Commission (the “**Commission**”) on June 20, 2016.<sup>1</sup> This Transaction Profile contains specific information in connection with the Convergent transaction entered into in April 2021, as required by the Metrics Plan.

#### Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Loan & Investment	Construction-to-term loan	\$104.0 million

#### Location(s) of Underlying Project(s)

Statewide.<sup>2</sup> Projects will be located throughout NYS.

<sup>1</sup> Case 13-M-0412.

<sup>2</sup> Defined as projects located in four or more regions of the State.

## Types of Client & Counterparty Organizations that are Transaction Participants

Name	Participant Type
Sponsor Convergent Energy + Power	Energy Project Developer

## Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Solar Project Developers	Construction financing is a relatively inefficient use of sponsor equity, which can limit project deployment efforts and effectively restrict the number of solar projects being deployed in NYS.	This transaction encourages a more efficient use of sponsor equity and supports project development efforts in NYS by providing construction financing to a project developer. NYGB's role helps to create an easier pathway forward for developers and enables greater deployment of distributed generation assets throughout the State.
Capital Markets Participants	As a relatively new form of clean energy project, storage paired with renewable generation lacks financing precedents and has limited performance history in NYS. As such, it can be more difficult for private sector capital providers to assess and price the underlying risk exposures associated with this variant of distributed generation project investments.	Projects supported by this transaction will generate project and customer performance data to draw new investors and financial institutions into the marketplace by demonstrating that competitive risk-return profiles can be achieved by distributed energy resource (including renewable generation paired with storage) enabled business models.
CDG Subscribers	Due to project siting, property ownership and consumer preference issues, on-site solar (including solar paired with storage) project installations may not be viable for many NYS homeowners, renters, and businesses. This limits solar access to those with suitably sited homes or businesses.	These transactions support the deployment of DER solar projects (including solar paired with storage), which provide those who are not otherwise able to install solar energy generation systems on their property (e.g., homeowners whose rooftops cannot support solar systems, renters and those who cannot afford solar stand-alone systems), with increased access to clean, low-cost energy, regardless of where their home or business is located.

## Technologies Involved

Technology	Measures
Renewable Energy	Solar photovoltaic systems and battery energy storage systems.

## Metrics & Evaluation Plan

### Planned Energy & Environmental Metrics

NYGB's minimum investment criteria require that NYGB-supported transactions have the potential for energy savings and/or clean energy generation that will contribute to greenhouse gas ("GHG") reductions in support of the State's energy policies.<sup>3</sup> In addition, the Metrics Plan requires that the following energy and environmental measures,

<sup>3</sup> Case 13-M-0412, "Order Establishing New York Green Bank and Providing Initial Capitalization" issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

applicable to these transactions, be reported:<sup>4</sup>

- Estimated gross lifetime and first-year clean energy generated (MWh);
- Estimated gross clean energy generation installed capacity (MW); and
- Estimated gross lifetime and first-year GHG emission reductions (metric tons).

The estimated gross lifetime and first-year energy and environmental impacts of the Facility are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annualized Low Estimate	Annualized High Estimate
Estimated clean energy generated (MWh)	1,556,560	1,729,511	62,262	69,180
Estimated clean energy generation installed capacity (MW) <sup>5</sup>	56.50	56.50	N/A	
Estimated GHG emission reductions (metric tons)	778,633	865,148	31,145	34,606

## Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.<sup>6</sup> NYSERDA collected baseline data for the solar sector in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators; including:

- Size (i.e., capacity, duration and expected dollar value) and location of projects financed by the Facility;
- Aggregate expected energy generation for projects financed by the Facility; and
- The number of projects that finalize construction financing arrangements.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators; including:

- Increased market volume of DER projects;
- Increased general understanding of renewable energy benefits by financial community;
- Increased awareness and use of DER subscriber performance data by financing entities;
- Increased awareness and use of project/technology performance data by financing entities;
- Demonstration of competitive risk-return profiles for DER investment;
- Decreased project costs;
- Increased volume of secondary market financing of distributed solar assets; and
- Presence and number of new lending participants.

## Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the direct and indirect impacts that the Facility will have on the clean energy finance markets and the energy/environmental benefits delivered by these loans.

**Market evaluation** will assess the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., project subscribers, financial community) to track information including but not limited to: participation rates, project scale information, interest in

<sup>4</sup> See Metrics Plan, Section 2.0, pages 2 - 6.

<sup>5</sup> Installed clean energy generation capacity at full deployment of funds is the same for annual and lifetime duration.

<sup>6</sup> See Metrics Plan, Section 3.3 at page 7.

solar financing (generally and with regard to DER specifically), and influence of NYGB's participation on financial markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB's investment portfolio further develops and evolves.

**Impact evaluation** will assess which of the projects funded under the construction to term loan after the projects are commissioned, and placed in service.

In accordance with the Metrics Plan, NYGB will track Convergent projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA program) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

## Construction-to-Term Loan to Support the Deployment of NYS Fuel Cell Projects

### Generate-CDG Fuel Cell I MM LLC, 1640 Hempstead Energy LLC, and 575 Broadhollow Energy LLC

*On April 27, 2021, NY Green Bank (“NYGB”) provided an up to \$82.7 million senior secured construction-to-term loan facility (the “Facility”) to Generate-CDG Fuel Cell I MM, LLC (“Borrower”), and 1640 Hempstead Energy LLC and 575 Broadhollow Energy LLC (“Construction Borrowers”), all subsidiaries of Generate Capital Inc. (“Generate”) and developed by Edgewise Energy. Loan proceeds will finance construction for community distributed generation (“Community DG”) Fuel Cell projects in New York State. The projects supported by this transaction are expected to provide New York State (“NYS”) residents and businesses with lower-cost clean energy opportunities.*

### Transaction Description

Generate is developing a portfolio of community distributed generation (“CDG”) fuel cell projects in NYS and requested that NYGB provide an up to \$82.7 million construction-to-term loan facility to finance construction costs for such projects.

This transaction supports 14.6 MW of fuel cells located on Long Island, which are expected to: (i) provide commercial and residential project subscribers access to reliable low-cost energy; and (ii) reduce up to 19,073 metric tons of greenhouse gas (“GHG”) annually in NYS. As there has been an increasingly strong demand for CDG throughout NYS, capital providers are recognizing, and will continue to recognize, the value in providing financing to enable the deployment of these projects. NYGB expects the Facility to serve as a template for private capital to build on.

This Transaction Profile is provided pursuant to the “NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.0” (the “Metrics Plan”) developed in collaboration with the NYS Department of Public Service and filed with the Commission on June 20, 2016.<sup>1</sup>

### Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset & Investment	Construction-to-Term	\$82.7 million

### Locations of Underlying Projects

Long Island. The projects will be located in Melville, NY and East Meadow, NY.

<sup>1</sup> Case 13-M-0412.

## Types of Client & Counterparty Organizations that are Transaction Participants

	Name	Participant Type
<b>Counterparties</b>	Generate Capital and Edgewise Energy	Energy Project Developers and Project Owner

## Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
<b>Distributed Energy Project Developers</b>	Project sponsors are often expected to pay for construction expenses with equity funds as they finalize term financing arrangements. This results in a relatively inefficient use of sponsor equity, which limits project deployment efforts and effectively restricts the amount of CDG being deployed in NYS, slowing the rate of deployment.	This transaction encourages a more efficient use of sponsor equity and supports project development efforts in NYS by providing construction and term financing to a project developer. NYGB's role helps to create an easier pathway forward for developers and enable greater deployment of community and other distributed generation assets throughout the State.
<b>Capital Market Participants</b>	As a relatively new form of clean energy offtake, CDG lacks financing precedents and has limited performance history in NYS. As such, it can be more difficult for private sector capital providers to assess and price the underlying risk exposures associated with CDG project investments.	Projects supported as a result of this transaction will generate project and customer performance data to draw new investors and financial institutions into the marketplace by demonstrating that competitive risk-return profiles can be achieved by CDG-enabled business models.
<b>Community DG Subscribers</b>	Due to project siting, property ownership and consumer preference issues, on-site clean energy installations may not be viable for a number of NYS homeowners, renters, and businesses. This limits the number of clean energy projects getting done to those with suitably sited homes or businesses.	This transaction supports the deployment of CDG fuel cell projects, which provide those who are not otherwise able to install clean energy generation systems on their property (e.g., businesses whose rooftops cannot support solar systems, renters and those who cannot afford stand-alone onsite generation systems), with voluntary access to clean, low-cost energy, regardless of where their home or business is located.

## Technologies Involved

Technology	Measures
<b>Fuel Cells</b>	Solid Oxide Fuel Cell Servers

## Metrics & Evaluation Plan

### Planned Energy & Environmental Metrics

NYGB’s minimum investment criteria specifically require that “transactions will have the potential for energy savings and/or clean energy generation that will contribute to GHG reductions in support of New York’s energy policies”.<sup>2</sup> In addition, the Metrics Plan requires that the following energy and environmental measures applicable to this transaction be reported on<sup>3</sup>:

- Estimated gross lifetime and first-year energy generated from Fuel Cell (MWh);
- Estimated gross energy generation installed capacity (MW);
- Estimated gross lifetime and first-year fuel consumption (MMBtu); and
- Estimated gross lifetime and first-year GHG emission reductions (metric tons).

The estimated gross lifetime and first-year energy and environmental impacts of the Facility, are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annualized Low Estimate	Annualized High Estimate
Estimated energy generated (MWh)	1,151,060	1,215,010	115,106	121,501
Estimated fuel consumption (MMBtu) <sup>4</sup>	8,127,750	8,623,970	812,775	862,397
Estimated energy generation installed capacity (MW) <sup>5</sup>	14.6	14.6	N/A	
Estimated GHG emission reductions (metric tons) <sup>6</sup>	24,327	190,731	2,423	19,073

### Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occurs when a critical mass of NYGB financing and investment arrangements are put in place, approximately three to five years following initial NYGB capital deployments. Market evaluation activities commenced in 2018 on sectors that have been supported by NYGB since its inception, and the data set will be updated going forward to include indicators specific to this and other transactions. Baseline data will be used as a comparison point against which to assess market progress in the later studies. Progress indicators are defined below for the short, mid and long-terms.

Short-term progress indicators will identify early activity levels and will be regularly tracked for the duration of the transaction. These include, but are not limited to:

- Size (i.e., generation capacity and expected dollar value) and location of projects financed by the Facility;
- Aggregate expected energy generation for projects financed by the Facility; and
- The number of projects that finalize construction financing arrangements.

Mid and long-term indicators will be expected to show progress through program tracking or market evaluation over time. These include, but are not limited to:

- Market volume of Generate projects increases;
- General understanding of renewable energy benefits by financial community increases;

<sup>2</sup> Case 13-M-0412, “Order Establishing New York Green Bank and Providing Initial Capitalization” issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

<sup>3</sup> See Metrics Plan, Section 2.0, pages 2 - 6.

<sup>4</sup> Estimated fuel consumption will be included in the estimated energy savings (MMBtu) from CHP categories in NYGB consolidated reporting.

<sup>5</sup> Estimated Energy generation installed capacity will be included in the estimated energy generation installed capacity from CHP category in NYGB consolidated reporting.

<sup>6</sup> As of January 1, 2016, the New York State Energy Research and Development Authority (“**NYSERDA**”) utilizes a 1,103 lbs./MWh conversion factor to estimate GHG emissions reductions for electric generation and energy efficiency savings across all components of the Clean Energy Fund. NYSERDA previously utilized a 625 lbs./MWh conversion factor.

- Increased awareness and use of Community DG subscriber performance data by financing entities;
- Increased awareness and use of project/technology performance data by financing entities;
- Demonstration of competitive risk-return profiles for Community DG investments;
- Decreased project costs;
- Volume of secondary market financing of Community DG assets; and
- Number of new lending participants.

### **Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe**

NYSERDA will evaluate the impact this transaction has had on the clean energy finance markets and the energy/environmental benefits which it delivers.

**Market evaluation** will address the short, mid and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (project subscribers, financial community) to track information including but not limited to: participation rates, project scale information, interest in fuel cell financing (generally and with regard to Community DG specifically), and influence of NYGB's participation on financial markets. As noted, baseline data was collected on key indicators in the first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB's investment portfolio further develops and evolves.

**Impact evaluation** will assess which of the projects funded under the Facility raised construction financing and were completed, commissioned, and placed in service.

As with all NYGB investments, Generate projects that receive an incentive or funding from other entities (e.g., utility, other NYSERDA program) will, in accordance with the Metrics Plan, be tracked in order to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. Attempts will be made to coordinate market and impact evaluation activities for these projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

## Support of High-Performance Buildings in New York State

### Wildflower Farms

*In April 2021, NY Green Bank (“NYGB”) committed \$25.0 MM to a construction loan to finance the construction of a 65-room, energy efficient hotel in Gardiner, NY, named Wildflower Farms (the “Project” or “Hotel”). NYGB will be supporting the Project alongside CleanFund Commercial PACE Capital, Inc.,<sup>1</sup> marking its first investment alongside a C-PACE capital provider. This transaction demonstrates NYGB’s commitment to supporting high performance buildings and represents NYGB’s first debt investment in an energy efficient (“EE”) new construction property.*

### Transaction Description

Wildflower Farms qualifies for financing under the C-PACE program and is the first property in NYS to be exclusively financed by clean energy financing sources. The Project is expected to demonstrate energy savings of 31% vs. a standard built hotel of its size and qualifies under the NYSERDA New Construction Program’s definition of “Deep Energy Savings.” The Project will purchase 100% renewable power from offsite sources through NYS Power to Choose. The Hotel will be managed by Auberge Resorts Collection, the operator of 19 unique hotels across North America and Europe. The Project is sponsored by Hudson Valley Management, LLC, an investment vehicle managed by New York-based real estate investor SY Holdings.

This transaction supports EE new construction in NYS and demonstrates to the marketplace that NYGB capital is available to support such projects alongside PACE and C-PACE financing. Through this transaction NYGB continues to demonstrate the viability of EE construction in the State, draw new investors and financial institutions into the marketplace, and lower the cost of capital in this market sector. Increased EE construction will continue to drive PACE financing activity in the State, which will help NYS meet its clean energy targets by 2025.

This Transaction Profile is provided pursuant to the updated NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.0 (the “Metrics Plan”) developed in collaboration with the NYS Department of Public Service and filed with the New York Public Service Commission (the “Commission”) on June 20, 2016.<sup>2</sup> This Transaction Profile contains specific information in connection with the April 2021 Wildflower Farms transaction as required by the Metrics Plan.

### Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Energy Efficiency	Construction Loan	\$25.0 million

### Location(s) of Underlying Project(s)

Hudson Valley. The Project will be in Gardiner, NY.

<sup>1</sup> Property Assessed Clean Energy (“PACE”) and Commercial Property Assessed Clean Energy (“C-PACE”)

<sup>2</sup> Case 13-M-0412.

## Types of Client & Counterparty Organizations that are Transaction Participants

	Name	Participant Type
<b>Sponsor</b>	Hudson Valley Management, LLC	Real Estate Developer
<b>PACE Capital Provider</b>	CleanFund Commercial PACE Capital, Inc.	Investor

## Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Long Term Asset Owners	When designing new buildings in NYS, owners and developers of new construction projects are not always able to rely on energy modeling and cost-benefit analysis in order to secure appropriately-priced capital, reducing their ability to realize the benefits of energy efficient technology.	NYGB financing provides funding to construct the Project with accretive and environmentally-friendly EE features. NYGB's role helps to enable greater deployment of EE measures throughout the State.
Capital Markets Participants	Many investors may find it difficult to assess the viability and price the value of underlying EE measures in high-performance buildings.	The Project supported by this transaction will generate project and performance data and will draw new investors and financial institutions into the marketplace by demonstrating the value of high-performance buildings.

## Technologies Involved

Technology	Measures
Energy Efficiency	Various

## Metrics & Evaluation Plan

### Planned Energy & Environmental Metrics

NYGB's minimum investment criteria specifically require that "transactions have the potential for energy savings and/or clean energy generation that will contribute to GHG emission reductions in support of New York's energy policies."<sup>3</sup> In addition, the Metrics Plan requires that the following energy and environmental measures, applicable to this transaction, be reported:<sup>4</sup>

- Estimated gross lifetime and annual electricity savings (MWh);
- Estimated gross lifetime and annual fuel savings (MMBtu); and
- Estimated gross lifetime and annual GHG emission reductions (metric tons).

<sup>3</sup> Case 13-M-0412, "Order Establishing New York Green Bank and Providing Initial Capitalization" issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

<sup>4</sup> See Metrics Plan, Section 2.0, pages 2 - 6.

The estimated gross lifetime and annual energy and environmental impacts of the Construction Loan are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annual Low Estimate	Annual High Estimate
Estimated electricity savings (MWh)	11,872	12,497	440	463
Estimated fuel savings (MMBtu)	12,445	13,100	461	485
Estimated GHG emission reductions (metric tons)	6,712	7,063	249	262

## Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are in place. Market evaluation activities commenced in 2018 in sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.<sup>5</sup> NYSERDA collected baseline data for the solar sector in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across short-term indicators; including:

- Size (i.e., expected dollar value) and type of improvements spurred by the Construction Loan;
- Aggregate expected energy savings for improvements spurred by the Construction Loan; and
- The number of improvements completed.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators; including:

- Increase in market volume of energy efficient new construction;
- Increase in general understanding of energy efficiency benefits by financial community;
- Increase in general understanding of lending alongside PACE financing by financial community;
- Increased awareness and use of energy efficiency investment performance data by financing entities;
- Demonstration of competitive risk-return profiles for energy efficient properties;
- Decreased operating costs of energy efficient properties; and
- Increased number of new lending participants.

## Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the impacts this transaction has had on the clean energy finance markets and the energy/environmental benefits it delivers.

**Market evaluation** will address the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (industrial service providers, financial community) to track information including but not limited to: participation rates, project scale information, and influence of NYGB's participation on financial markets. As noted, baseline data was collected on key indicators in the first phase evaluation during 2018 – 2019. Subsequent studies will assess progress against baseline levels for other market segments. The specific timing of these efforts will be determined (and may be revised) on an ongoing basis as NYGB's investment portfolio continues to grow and evolve.

**Impact evaluation** will assess the performance of the building funded under the loan, once completed, commissioned, and operational. In accordance with the Metrics Plan, NYGB will track the Wildflower Farms construction process that may receive an incentive or funding from other entities (e.g., utility, other NYSERDA program) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be

<sup>5</sup> See Metrics Plan, Section 3.3, page 7.

used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

## Continued Support of Distributed Generation in New York State

### CSG PV I LLC

#### (A Joint Venture of Affiliates of Energy Impact Partners and NextEnergy Capital)

*In June 2021, NY Green Bank (“NYGB”) committed \$15.1 MM to a construction-to-term facility to finance the construction of up to 12.45 MW of community distributed generation (“CDG”) solar projects in New York State (“NYS” or the “State”). This transaction is expected to provide NYS residents and businesses a greater variety of energy choices and, ultimately, lower-cost clean energy.*

### Transaction Description

CSG PV I LLC (“EIP/NEC”) is a privately held solar developer formed as a joint venture between affiliates of Energy Impact Partners and NextEnergy Capital. Energy Impact Partners (“EIP”) is a global investment platform with over \$2.0 billion in assets under management. EIP invests globally across venture, growth, credit and infrastructure. It aims to guide the shift to a sustainable energy future, working together with multiple entrepreneurs and utilities and operating companies to advance innovations regarding optimizing energy consumption and improving sustainable energy generation. NextEnergy Capital (“NEC”) is a UK-based investment and operating asset manager founded in 2007 specialized in the development, construction and long term ownership of solar PV assets with over 1 GW of installed capacity and more than 210 operating solar plants on three continents.

With its commitment, NYGB expects to support the deployment of up to 12.5 MW of CDG projects in NYS. Through this transaction NYGB continues to demonstrate the viability of distributed generation in the State, draw new investors and financial institutions into the marketplace, and lower the cost of capital in this market sector. Increased solar deployment will continue to drive activity in the State, which will help NYS meet its 6.0 GW solar target by 2025. Consumers are expected to be the ultimate beneficiaries in the form of broader access to lower-cost clean energy generation, with corresponding resiliency, affordability, choice, and environmental benefits.

This Transaction Profile is provided pursuant to the updated NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.0 (the “Metrics Plan”) developed in collaboration with the NYS Department of Public Service and filed with the New York Public Service Commission (the “Commission”) on June 20, 2016.<sup>1</sup> This Transaction Profile contains specific information in connection with the EIP/NEC transaction entered into in May 2021, as required by the Metrics Plan.

### Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Loan & Investment	Construction-to-Term Loan	\$15.1 million

### Location(s) of Underlying Project(s)

Statewide.<sup>2</sup> Projects are located New York State Electric & Gas, Orange & Rockland and National Grid utility territories.

<sup>1</sup> Case 13-M-0412.

<sup>2</sup> Defined as projects located in four or more regions of the State.

## Types of Client & Counterparty Organizations that are Transaction Participants

	Name	Participant Type
Sponsor	CSG PV I LLC	Energy Project Developer

## Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Solar Project Developers	Construction financing is an inefficient use of sponsor equity and limits project deployment efforts, effectively restricting the amount of distributed generation development in NYS.	This transaction encourages a more efficient use of sponsor equity and supports project development efforts in NYS by providing development capital to a project developer. NYGB's role helps to create an easier pathway forward for developers and enable greater deployment of distributed generation assets throughout the State.
Capital Markets Participants	As a relatively new form of clean energy project, CDG lacks financing precedents and has limited performance history in NYS. As such, it can be more difficult for private sector capital providers to assess and price the underlying risk exposures associated with distributed generation project investments.	Projects supported by this transaction will generate project and customer performance data to draw new investors and financial institutions into the marketplace by demonstrating that competitive risk-return profiles can be achieved by distributed generation enabled business models.
CDG Subscribers	Due to project siting, property ownership and consumer preference issues, on-site solar project installations may not be viable for many NYS homeowners, renters, and businesses. This limits solar access to those with suitably sited homes or businesses.	These transactions support the deployment of CDG solar projects, which provide those who are not otherwise able to install solar energy generation systems on their property (e.g., homeowners whose rooftops cannot support solar systems, renters and those who cannot afford solar standalone systems), with increased access to clean, low-cost energy, regardless of where their home or business is located.

## Technologies Involved

Technology	Measures
Renewable Energy	Solar photovoltaic systems

## Metrics & Evaluation Plan

### Planned Energy & Environmental Metrics

NYGB's minimum investment criteria require that NYGB-supported transactions have the potential for energy savings and/or clean energy generation that will contribute to greenhouse gas ("GHG") emission reductions in support of the State's energy policies.<sup>3</sup> In addition, the Metrics Plan requires that the following energy and environmental measures, applicable to these transactions, be reported:<sup>4</sup>

<sup>3</sup> Case 13-M-0412, "Order Establishing New York Green Bank and Providing Initial Capitalization" issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

<sup>4</sup> See Metrics Plan, Section 2.0, pages 2 - 6.

- Estimated gross lifetime and annual clean energy generated (MWh);
- Estimated gross clean energy generation installed capacity (MW); and
- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of the Facility are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annualized Low Estimate	Annualized High Estimate
Estimated clean energy generated (MWh)	220,723	366,389	8,829	14,656
Estimated clean energy generation installed capacity (MW) <sup>5</sup>	7.5	12.5	N/A	
Estimated GHG emission reductions (metric tons)	110,411	183,278	4,416	7,331

### Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are put in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.<sup>6</sup> NYSERDA collected baseline data for the solar sector in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in the later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators; including:

- Size (i.e., generation capacity and expected dollar value) and location of projects financed by the Facility;
- Aggregate expected energy generation for projects financed by the Facility; and
- The number of projects that finalize construction financing arrangements.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators; including:

- Increased market volume of CDG projects;
- Increased general understanding of renewable energy benefits by financial community;
- Increased awareness and use of CDG subscriber performance data by financing entities;
- Increased awareness and use of project/technology performance data by financing entities;
- Demonstration of competitive risk-return profiles for CDG investment;
- Decreased project costs;
- Increased volume of secondary market financing of distributed solar assets; and
- Presence and number of new lending participants.

### Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the direct and indirect impacts that the Facility will have on the clean energy finance markets and the energy/environmental benefits delivered by these loans.

**Market evaluation** will assess the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., project subscribers, financial community) to track information including but not limited to: participation rates, project scale information, interest in solar financing (generally and with regard to CDG specifically), and influence of NYGB’s participation on financial markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19.

<sup>5</sup> Installed clean energy generation capacity at full deployment of funds is the same for annual and lifetime duration.

<sup>6</sup> See Metrics Plan, Section 3.3 at page 7.

Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB's investment portfolio further develops and evolves.

**Impact evaluation** will assess the projects funded under the Facility. In accordance with the Metrics Plan, NYGB will track EIP/NEC projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA program) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

## Continued Support of Distributed Generation in New York State

### Generate Capital, Inc.

*In April 2020, NY Green Bank (“NYGB”) provided \$26.9 million in back-leveraged credit facilities to finance the acquisition of 14 community distributed generation (“CDG”) solar projects sponsored by Generate Capital, Inc. (“Generate”) in New York State (“NYS” or the “State”). In June 2021, NYGB provided an additional \$57.0 million to a back-leveraged credit facility sponsored by Generate to finance the acquisition of 20 CDG solar and solar-plus-storage projects in NYS. These transactions are expected to provide NYS residents and businesses a greater variety of energy choices and, ultimately, access to lower-cost clean energy.*

### Transaction Description

Generate builds, finances, owns and operates sustainable infrastructure in North America. The pair of back-leveraged facilities entered into by NYGB in April 2020 and the back-leveraged facility entered into in June 2021 support Generate and its plans to acquire CDG projects in NYS.

With its commitment to the back-leveraged credit facilities, NYGB supported the deployment of 136.8 MW of CDG projects in NYS. These transactions will help NYGB continue to demonstrate the viability of distributed generation in the State, draw new investors and financial institutions into the marketplace, and lower the cost of capital in this market sector. Increased solar deployment will continue to drive activity in the State, which will help NYS meet its 6.0 GW solar target by 2025. A subset of the solar projects within the third back-leveraged facility will be co-located with battery storage. NYGB’s commitment to supporting solar plus storage CDG projects will help the State achieve its 3.0 GW storage deployment target by 2025. This transaction is also a step toward NYGB achieving its goal of committing \$200.0 million to energy storage projects in NYS. Consumers are expected to be the ultimate beneficiaries in the form of broader access to lower-cost clean energy generation, with corresponding resiliency, affordability, choice, and environmental benefits.

This Transaction Profile is provided pursuant to the “NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.0” (the “**Metrics Plan**”) developed in collaboration with the NYS Department of Public Service and filed with the Commission on June 20, 2016.<sup>1</sup> This Transaction Profile contains specific information in connection with the Generate transactions entered into in April 2020 and June 2021, as required by the Metrics Plan.

### Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Loan & Investment	Term Loan	\$83.9 million (aggregate)

### Location(s) of Underlying Project(s)

Statewide.<sup>2</sup> Projects are located National Grid, Orange & Rockland, New York State Electric & Gas, Central Hudson Gas & Electric, Rochester Gas & Electric utility territories.

<sup>1</sup> Case 13-M-0412.

<sup>2</sup> Defined as projects located in four or more regions of the State.

## Types of Client & Counterparty Organizations that are Transaction Participants

	Name	Participant Type
<b>Sponsor</b>	Generate Capital, Inc.	Energy Project Owner and Operator

## Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Solar Project Developers	Financing beyond construction is sometimes an inefficient use of sponsor equity, which limits project deployment efforts and effectively restricts the amount of distributed generation being deployed in NYS.	These transactions encourage a more efficient use of sponsor equity and supports project development efforts in NYS by providing term financing to a project developer. NYGB's role helps to create an easier pathway forward for developers and enable greater deployment of distributed generation assets throughout the State.
Capital Markets Participants	As a relatively new form of clean energy project, CDG and energy storage lack financing precedents and has limited performance history in NYS. As such, it can be more difficult for private sector capital providers to assess and price the underlying risk exposures associated with distributed generation project investments.	Projects supported as a result of these transactions will generate project and customer performance data to draw new investors and financial institutions into the marketplace by demonstrating that competitive risk-return profiles can be achieved by distributed generation enabled business models.
CDG Subscribers	Due to project siting, property ownership and consumer preference issues, on-site solar (including solar paired with storage) project installations may not be viable for many NYS homeowners, renters, and businesses. This limits solar access to those with suitably sited homes or businesses.	These transactions support the deployment of solar projects (including solar paired with storage), which provide those who are not otherwise able to install solar energy generation systems on their property (e.g., homeowners whose rooftops cannot support solar systems, renters and those who cannot afford solar stand-alone systems), with increased access to clean, low-cost energy, regardless of where their home or business is located.

## Technologies Involved

Technology	Measures
<b>Renewable Energy</b>	Solar photovoltaic and battery-electric energy storage systems

## Metrics & Evaluation Plan

### Planned Energy & Environmental Metrics

NYGB's minimum investment criteria specifically require that transactions will have the potential for energy savings and/or clean energy generation that will contribute to greenhouse reductions in support of New York's energy

policies”.<sup>3</sup> In addition, the Metrics Plan requires that the following energy and environmental measures, applicable to these transactions, be reported on<sup>4</sup>:

- Estimated gross lifetime and annual clean energy generated (MWh);
- Estimated gross clean energy generation installed capacity (MW); and
- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of the Term Loans are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annualized Low Estimate	Annualized High Estimate
Estimated clean energy generated (MWh)	3,768,048	3,966,366	150,722	158,655
Estimated clean energy generation installed capacity (MW) <sup>5</sup>	136.8	136.8	N/A	
Estimated GHG emission reductions (metric tons)	1,885,220	1,984,442	75,409	79,378

### Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements have been put in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.<sup>6</sup> NYSERDA collected baseline data for the solar sector in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in the later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators; including:

- Size (i.e., generation capacity and expected dollar value) and location of projects financed by the Term Loan;
- Aggregate expected energy generation for projects financed by the Term Loan; and
- The number of projects that finalize construction financing arrangements.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators; including:

- Increased market volume of CDG projects;
- Increased general understanding of renewable energy benefits by financial community;
- Increased awareness and use of CDG subscriber performance data by financing entities;
- Increased awareness and use of project/technology performance data by financing entities;
- Demonstration of competitive risk-return profiles for CDG investment;
- Decreased project costs;
- Increased volume of secondary market financing of distributed solar assets; and
- Presence and number of new lending participants.

### Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the direct and indirect impacts that the Facility will have on the clean energy finance markets and the energy/environmental benefits delivered by these loans.

<sup>3</sup> Case 13-M-0412, “Order Establishing New York Green Bank and Providing Initial Capitalization” issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

<sup>4</sup> See Metrics Plan, Section 2.0, pages 2 - 6.

<sup>5</sup> Installed clean energy generation capacity at full deployment of funds is the same for first-year and lifetime duration.

<sup>6</sup> See Metrics Plan, Section 3.3 at page 7.

**Market evaluation** will assess the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., project subscribers, financial community, etc.) to track information including but not limited to: participation rates, project scale information, interest in solar financing (generally and with regard to CDG specifically), and influence of NYGB's participation on financial markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB's investment portfolio further develops and evolves.

**Impact evaluation** will assess the projects funded under the credit facilities. In accordance with the Metrics Plan, NYGB will track Generate projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA programs, etc.) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

## Supporting the Deployment of Solar Projects in New York State

### BQ Energy Development, LLC

*In December 2019, NY Green Bank (“NYGB”) has committed \$10.0 million to finance the deployment of solar photovoltaic (“PV”) projects in the development pipeline to BQ Energy Development, LLC (“BQ”). In June 2021, NYGB committed an additional \$20.0 million to increase the size of the credit facility. This is an expansion of NYGB’s investment in solar development capital as part of its ongoing efforts to participate in sustainable infrastructure investments in support of Clean Energy Fund objectives. The \$30.0 million financing facility is expected to support the deployment of up to 29 megawatts (“MW”) of photovoltaic (“PV”) solar in NYS, providing residents and businesses with a greater variety of energy choices and, ultimately, lower-cost clean energy options.*

### Transaction Description

BQ is a Wappingers Falls, New York-based solar energy project developer specializing in landfill and brownfield site redevelopment. NYGB committed \$10.0 and \$20.0 million to a multi-draw term loan investment (the “**Investment**”) to finance the costs of BQ’s project development efforts. The Investment establishes a structure that can be replicated for other qualified developers to create incremental renewable energy generation and greenhouse gas (“**GHG**”) mitigation benefits. It contributes to accelerated development of solar facilities in NY on brownfield/landfill sites, with offtake arrangements targeted to the municipalities, universities, schools and hospitals (“**MUSH**”) and community distributed generation (“**CDG**”) markets.

This Transaction Profile is provided pursuant to the updated “NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.0” (the “**Metrics Plan**”) developed in collaboration with the NYS Department of Public Service and filed with the NYS Public Service Commission (the “**Commission**”) on June 20, 2016.<sup>1</sup> This Transaction Profile contains specific information in connection with the BQ Energy Development, LLC transaction entered into in December 2019 and upsized in June 2021 as required by the Metrics Plan.<sup>2</sup>

### Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Investment	Term Loan	\$10.0 million

### Location(s) of Underlying Project(s)

Statewide.<sup>3</sup> BQ’s solar projects are in regions across NYS.

<sup>1</sup> Case 13-M-0412.

<sup>2</sup> See Section 4.0, page 8 and Schedule 3.

<sup>3</sup> Defined as projects located in four or more regions of the State.

## Types of Client & Counterparty Organizations that are Transaction Participants

	Name	Participant Type
Client	BQ Energy Development LLC	Energy Project Developer

## Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
<b>Solar Project Developers</b>	Project developers are often expected to pay for all development expenses with equity funds as they finalize construction financing arrangements. This results in a relatively inefficient use of sponsor equity, limiting project deployment efforts and effectively restricting the number of solar projects being deployed in NYS.	This transaction encourages a more efficient use of sponsor equity and greater potential project development in NYS by providing leverage against certain development expenses that would increase the value of those projects. NYGB's participation creates an easier pathway forward for developers and enables greater deployment of distributed solar assets throughout the State.
<b>Capital Market Participants</b>	As a relatively new form of clean energy distribution, clean energy financiers have offered few senior secured debt products to support project development. As such, it is difficult for private sector capital providers to assess and price the underlying risk exposures associated with this kind of investments.	This transaction will generate project development and developer's performance data, which will help draw new investors and financial institutions into the marketplace by demonstrating that competitive risk-return profiles can be achieved by this investment product.
<b>NYS Ratepayers</b>	Due to project siting, property ownership, and consumer preference issues, on-site solar project installations may not be viable for a number NYS homeowners, renters, and businesses. This currently limits the number of solar projects with the potential of getting done to those with perfectly sited homes or businesses.	This transaction supports the deployment of solar projects, which provide those who are not otherwise able to install solar energy generation systems on their property (e.g., homeowners whose rooftops cannot support solar systems, renters and those who cannot afford solar systems, etc.), with voluntary access to clean, low-cost energy, regardless of their home or business location.

## Technologies Involved

Technology	Measures
Renewable Energy	Solar photovoltaic systems

## Metrics & Evaluation Plan

### Planned Energy & Environmental Metrics

NYGB's minimum investment criteria specifically require that "transactions will have the potential for energy savings and/or clean energy generation that will contribute to greenhouse gas reductions in support of New York's energy policies".<sup>4</sup> In addition, the Metrics Plan requires that the following energy and environmental measures, applicable to this transaction, be reported on:<sup>5</sup>

- Estimated gross lifetime and first-year electricity savings (MWh);

<sup>4</sup> Case 13-M-0412, "Order Establishing New York Green Bank and Providing Initial Capitalization" issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 - 25.

<sup>5</sup> See Metrics Plan, Section 2.0, pages 2 - 6.

- Estimated gross lifetime and first-year fuel savings (MMBtu); and
- Estimated gross lifetime and first-year GHG emission reductions (metric tons).

The estimated lifetime and first-year energy and environmental impacts of the Investment, facilitated by NYGB's financial participation in this transaction, are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	First-Year Low Estimate	First-Year High Estimate
Estimated clean energy generated (MWh)	414,637	849,571	16,585	33,983
Estimated clean energy generation installed capacity (MW) <sup>6</sup>	14.3	29.3	Not Applicable	
Estimated GHG emission reductions (metric tons)	207,413	424,978	8,297	16,999

## Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements have been put in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.<sup>7</sup> NYSERDA collected baseline data for the solar sector in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in the later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators; including:

- Size (i.e., generation capacity and expected dollar value) and location of projects financed by the Term Loan;
- Aggregate expected energy generation for projects financed by the Term Loan; and
- The number of projects that finalize construction financing arrangements.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators; including:

- Increased market volume of PV projects;
- Increased general understanding of renewable energy benefits by financial community;
- Increased awareness and use of PV subscriber performance data by financing entities;
- Increased awareness and use of project/technology performance data by financing entities;
- Demonstration of competitive risk-return profiles for PV investment;
- Decreased project costs;
- Increased volume of secondary market financing of distributed solar assets; and
- Presence and number of new lending participants.

## Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the direct and indirect impacts that the Facility will have on the clean energy finance markets and the energy/environmental benefits delivered by these loans.

**Market evaluation** will assess the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., project subscribers, financial community, etc.) to track information including but not limited to: participation rates, project scale information, interest in solar financing (generally and with regard to CDG specifically), and influence of NYGB's participation on financial

<sup>6</sup> Installed clean energy generation capacity at full deployment of funds is the same for first-year and lifetime duration.

<sup>7</sup> See Metrics Plan, Section 3.3 at page 7.

markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB’s investment portfolio further develops and evolves.

**Impact evaluation** will assess the projects funded under the Investment. In accordance with the Metrics Plan, NYGB will track BQ projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA programs, etc.) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.