

Public Project Summary

Please refer to the last page for guidance on populating this form.

1. Project Information*

Project Name:	Jefferson Energy Storage, dba "Founder's Ridge"
Proposer:	EIP Storage, LLC, dba Jefferson Energy Storage, LLC
Energy Storage Technology: (including battery chemistry, if applicable)	Zinc Hybrid Cathode Battery
Bid Power Capacity: (MW)	100 MW
Bid Storage Duration: (Hours)	8 hours
Interconnection Queue Number:	C24-263
Interconnecting Utility:	National Grid/Niagara Mohawk
Proposed In-Service Date:	December 2030
Project Website: (if applicable)	https://eipstorage.com/foundersridge/
Preferred Project Contact: (if applicable- address, email, and/or phone)	Ron DiFelice, ron@eipstorage.com

*If submitting Alternate Bid Proposals, provide the information associated with the Base Proposal.

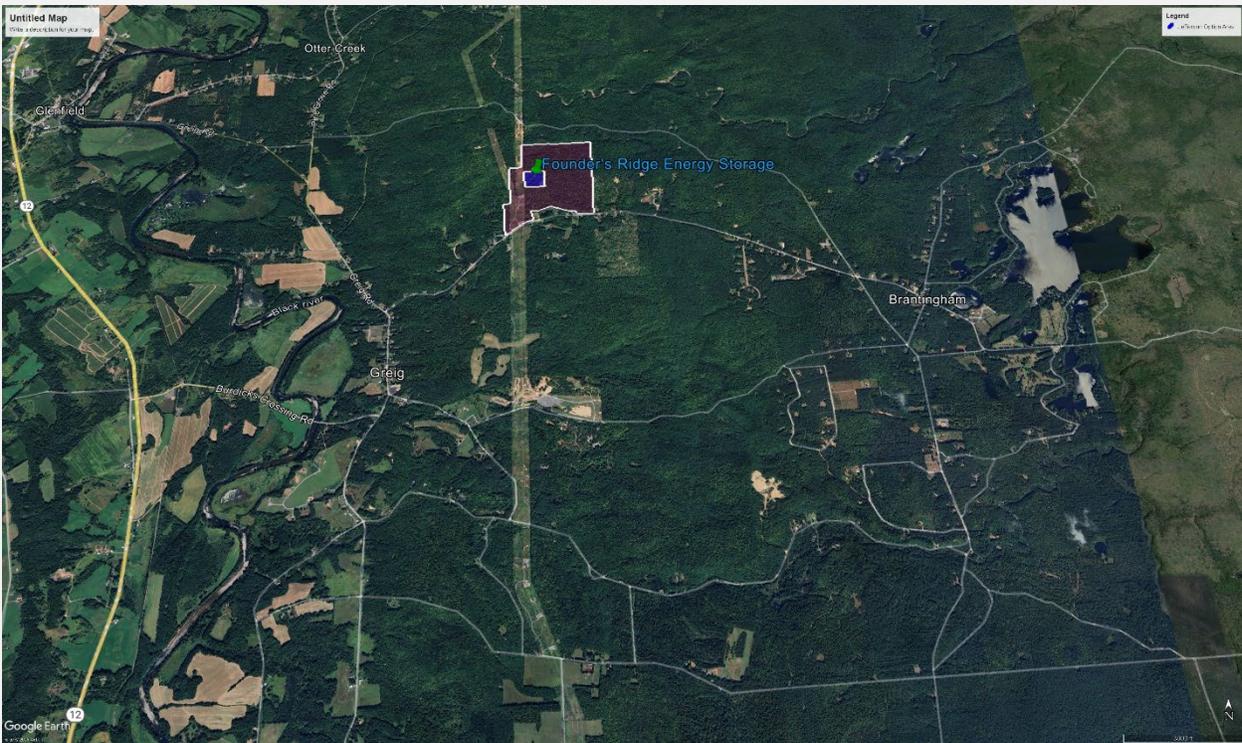
2. Host Community(ies)

City/Town/Village(s):	Town of Greig
Taxing School District(s):	South Lewis School District
County(ies):	Lewis County

3. Project Description

General description of Project (250 words or more):

The **Jefferson Storage Energy Storage LLC project, known locally as “Founder’s Ridge,” is a 100 MW / 8-hour Battery Energy Storage System (BESS) using a non-flammable Zinc hybrid cathode battery technology.** The project will be located on a **10-acre** portion of a 187-acre property located in the Town of Greig, Lewis County. The parcel is located on the north side of Brantingham Road, approximately 1-mile northeast of its intersection with Greig Road, and immediately adjacent to National Grid’s Austin Road – Edic #11 345kV transmission line. The parcel is forested and has no structures on the property. The surrounding area is rural in nature with neighboring properties consisting of single-family homes on large parcels. The site is accessed from Brantingham Road via a dirt and gravel road that runs through the transmission right-of-way.



Founder’s Ridge is a much-needed longer duration project that will act more like baseload than other NYISO energy storage assets. In addition, the non-lithium technology chosen for Founder’s Ridge has no risk of thermal runaway (the technology is not flammable), which addresses the common community concern that is inherent in lithium-ion battery projects: fire risk. Furthermore, Founder’s Ridge complements a 100 MW wind farm in Lewis County that is also being studied in the NYISO Transitional Study Cluster. The project will also shore up the 22 discrete generation projects (365.83 MW total) within a 10-mile radius that are operational. This includes five Lyons Falls Hydroelectric projects ranging from 0.9 to 1.5 MW.

The project footprint will include battery enclosures, medium voltage transformers, inverters, a substation, and interconnection facilities. All equipment will be contained within a fenced and

This document will be made publicly available on NYSERDA’s Bulk Energy Storage Solicitation website.

secure area with appropriate landscaping and visual screening. The Jefferson project will be designed and operated in compliance with **NFPA 855, UL 9540A** and NYSERDA Bulk Storage Program safety requirements.

About the Developers

“Founder’s Ridge” project is being developed by EIP Storage, LLC (EIPS), a stand-alone energy storage project developer with a +3GW pipeline of best-in-class projects targeting markets across the U.S. The EIP Storage team leverages decades of regulatory, technical, financial, and business know-how to meet the demands of an evolving grid that will need more resources and flexibility to maintain reliability. As a small business with small-town roots, EIPS is deliberate about where it chooses to develop stand-alone energy storage projects by carefully considering the value proposition for electricity providers and local communities. As environmental stewards, the company works with local governments and the community to ensure projects are developed with the highest probability of getting built and positively impacting the electric grid.

4. Stakeholder Engagement Summary

Description of stakeholder outreach strategies, engagement activities, and public events:

The EIPS team has met several times with Lewis County and the Town of Greig’s Planning Board, as well as the Town Board, to understand the permitting process and understand and respond to community concerns. It was in one of the discussions with the town that caused the project name to change from “Jefferson Energy Storage” to “Founders Ridge Energy Storage.” Since the adjacent county is Jefferson County, keeping the original name could confuse the location of the project. The early engagement with the town also led them to adopt workable BESS regulation into the Town of Greig’s Zoning Law on December 18, 2024.

To ensure that the developers are cognizant of the town’s concerns and questions, a dedicated project website is already available and has been receiving questions and feedback from the community. Visit: eipstorage.com/foundersridge.

Underscoring the importance of involving stakeholders in developing this project, EIPS designed a community engagement plan (CEP) for Founder’s Ridge.

The purpose of the CEP is to:

1. Establish a clear and inclusive process to inform and engage stakeholders in the Town of Greig and surrounding areas regarding the proposed Energy Storage Project;
2. Cultivate trust and accountability with the community;
3. Identify and address potential community concerns early;
4. Foster collaboration with local emergency services and decision makers;
5. Work hand-in-hand with local emergency teams and community leaders to ensure the availability of resources and information.

The EIPS engagement plan includes:

This document will be made publicly available on NYSERDA’s Bulk Energy Storage Solicitation website.

1. Public hearings, stakeholder briefings, community information sessions and an Open House that will present details and collect feedback about the project;
2. Direct mailers sent to nearby residents, door-to-door visits;
3. A publicly visible project website from the development phase onwards, that will provide a clear communication channel for community inquiries;
4. A publicly visible project sign from the pre-construction phase onwards, that will provide a clear communication channel for community inquiries.

As the project moves along the development timeline, EIPS will publicly share project updates and local economic impact summaries through the website and newsletters.

Aside from engaging the community at large, EIPS will also coordinate with emergency services by providing stakeholder briefings, training, equipment support, and collaborate on a joint local response plan compliant with the National Fire Protection Association (NFPA) and New York State Department of Environmental Conservation (NYSDEC). EIPS will be submitting a formal State Environmental Quality Review Act (SEQRA) application in April 2026. This is a state process to identify and mitigate potential environmental impacts before a project begins construction.

5. Community Benefits Summary

Description of community benefits associated with the Project:

The Founder's Ridge project will deliver significant benefits to the Town of Greig, the local school district, and Lewis County:

- **Economic development and tax revenue:**

Local businesses are also expected to benefit from the increase in activity, including suppliers of building materials, as well as from the many indirect economic impacts associated with construction, such as increased demand for hotels, restaurants, grocery stores, and other services. The project will also yield substantial tax revenue to the Town of Greig, installing over \$200,000,000 in capital investment within a 10-acre area.

- **Grid reliability and emission reductions:**

In addition, a Battery Energy Storage System (BESS) is a technology that stores electricity in batteries for use at a later time. It is like a grain silo, but for electrons. When there is surplus electricity (like solar panels generating at noon or wind turbines spinning hard overnight), the BESS charges. When demand peaks (like evenings when everyone is home cooking and running appliances), the BESS discharges the stored electrons back onto the grid. In addition to shifting power over time and by doing so enabling a cleaner electricity mix, a BESS system also:

- **Stabilizes the grid:** Provides fast response for frequency regulation, voltage support, and reserves.
- **Increases renewable integration:** Helps balance variable generation from wind, solar, and hydro.
- **Improves reliability:** Offers backup power during outages.
- **Defers infrastructure upgrades:** Reduces stress on transmission and distribution systems.

- **Job creation**

During its construction phase, Founder's Ridge will create dozens of skilled construction and engineering jobs, with additional long-term positions for operations and maintenance. The developers will prioritize local hiring and workforce training wherever possible.

Attachment B. Public Project Summary

ISCRFP25-1, Section 4.2.5 Stakeholder Engagement

Introduction

All Proposers must provide a complete Attachment B. Public Project Summary as part of their Step Two Bid Proposal. The Public Project Summary will be posted publicly on NYSERDA's Bulk Energy Storage Website and is intended to be a source of general information about the Proposer and the Project for stakeholders and interested parties.

Proposers are advised not to report any confidential information.

Recommendations

Proposers are encouraged to describe the Project in plain language and to refrain from use of jargon. Abbreviations and acronyms should be defined clearly.

Using This Form

Proposers should utilize this attachment as a form, populating the textboxes provided (enlarging them where needed), appending any necessary information if needed, and saving the final version of Attachment B to be submitted with the Step Two Bid Proposal as a PDF file.