

2/14/2023 - KCE NY 2 - Public Hearing

STATE OF NEW YORK

In the Matter of KCE NY 2, LLC
Application to the Montgomery I.D.A.

PUBLIC HEARING

DATE: February 14, 2023

TIME: 1:09 p.m. to 1:24 p.m.

LOCATION: Montgomery Town Hall

Industrial Development Agency

110 Bracken Road

Montgomery, New York

BEFORE: CHAIRMAN JEFFREY D. CRIST

ALSO PRESENT:

JOHN DICKSON, Vice Chair

ROBERT SANTO, Board Member

FELICIA KALAN, Board Member/Director

J. THOMAS JONES, Board Member

GEORGE DECLUE, Board Member

MATTHEW STODDARD, Board Member/Treasurer

MIKE CARELLA, Key Capture

ASHLEY TORRE, Agency Counsel

Reported by Danielle Christian

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2 (The hearing commenced at 1:09 p.m.)

3 CHAIRMAN CRIST: The continuation of
4 the public hearing for KCE, K.C.E. New York Two, it's
5 the Battery Storage Project that was also an open
6 public hearing in December 2022. I welcome Mike --
7 Mike Carerra (phonetic spelling) here from the
8 Project and I would ask Mike to update us with
9 anything pertinent to our thought process and
10 deliberations. Mike?

11 MR. CARERRA: Sure. Thank -- thank
12 you. Yeah, I'll be -- I'll be short. We -- you
13 know, we heard some concerns from the public and we
14 are currently working to address those concerns. So
15 we haven't made any progress with the town -- with
16 the Planning Board just yet, but intend to in -- in
17 the coming weeks.

18 CHAIRMAN CRIST: Very good. And is
19 there some changes that are taking place with the
20 Project?

21 MR. CARERRA: We -- we are -- yeah, I
22 mean due -- due to the public comment and, you know,
23 what we've heard from the public, again, we're --
24 we're trying to accommodate some of the concerns that
25 -- that were expressed. So yes, that -- that entails

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2 some potential changes and, you know, these -- these
3 are complex systems which, if you make one change, it
4 can -- it has kind of a cascading effect where you
5 need to make a lot of changes and especially for the
6 reports and studies that are required for the
7 Planning Board, we need to update those. So it's --
8 it's a pretty comprehensive process, so we're in --
9 in the midst of that now.

10 CHAIRMAN CRIST: Very good. Questions
11 for Mike? You good, Tom? Go ahead.

12 MR. JONES: Yeah, just a quick
13 question. Mike, I'm just curious, what's the
14 projected pricing schedule or changes on the
15 batteries at this point, because I knew they were
16 going through severe escalation previously, have they
17 leveled off, are they coming down, continuing to grow
18 --

19 MR. CARERRA: More --

20 MR. JONES: -- and would they --

21 MR. CARERRA: More recently -- so
22 they're still going up after -- for -- for ten years
23 it was going down, you know, much similar -- if
24 you've heard about solar or wind, there was a
25 precipitous drop off for ten years and then they --

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2 and they have come back up and now it's more and more
3 at a plateau right now. There's -- there's a lot of
4 compete -- competition for the batteries with the
5 Inflation Reduction Act that was just passed, so, you
6 know, these -- these batteries, as I said before,
7 they're the same batteries that go into electric
8 vehicles. There's also other -- many other
9 stationary storage projects that are going up all
10 over the nation, whether it's coupled with renewable
11 energy or stand alone, like our project. So a lot of
12 demand and, you know, the same supply chain issues
13 that -- that everyone has felt, you know, for many of
14 the products. So right now it's -- it's more of a
15 plateau from what we've -- we we were seeing a few
16 months ago.

17 CHAIRMAN CRIST: Anybody else? I was
18 wondering, Mike, if you would just briefly review,
19 since at the opening of the public hearing in
20 December, like you just referred to, there was quite
21 a few negative comments and concerns. But if you
22 could briefly review the benefits of battery storage
23 related to energy and power plants and reliability of
24 electricity in our area.

25 MR. CARERRA: Sure, absolutely. So,

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2 you know, the electric grid is a pretty complex thing
3 that we -- I think a lot of people take for granted,
4 but the -- boiling it down to --

5 UNIDENTIFIED SPEAKER: Turn your mike
6 on.

7 MR. CARERRA: Oh. To -- to a very
8 simple concept is supply always needs to -- sorry --
9 so yes, supply always needs to equal demand. So as
10 demand is going up and down, supply needs to follow
11 that and, you know, historically when we had all
12 dispatchable power, all fossil fuel, nuclear hydro,
13 it was a little easier to ramp up and ramp down to
14 follow that demand.

15 Now that we have more intermittent
16 resources in the form of solar and wind, which
17 sometimes are full bore and then they drop off, you
18 know, like that, it's very important to have fast
19 acting supply or even demand sometimes on the grid
20 and that's exactly what these -- what -- what these
21 battery storage units can do. They can respond in a
22 millisecond, I mean they're really faster than any
23 other resource that's on the grid.

24 In addition to, you know, just the
25 benefits from the grid side, we are entering into a

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2 Pilot Agreement, so that's a thousand dollars per
3 megawatt that would go to the I.D.A. and distribute
4 to the town, county, however -- however it is
5 distributed. And -- and also, we would be doing a
6 Host Community Agreement in the amount of five
7 hundred dollars per megawatt and that will go
8 straight to the town.

9 CHAIRMAN CRIST: And the Host
10 Community Agreement is not a requirement of our
11 process, but certainly viewed as a benefit to the
12 community and can weigh in with our cost benefit
13 analysis.

14 MR. CARERRA: Right.

15 CHAIRMAN CRIST: That's helpful. I
16 hadn't thought of batteries almost like a shock
17 absorber on the grid, is that a --

18 MR. CARERRA: Exactly.

19 CHAIRMAN CRIST: -- good way to term
20 it?

21 MR. JONES: Just --

22 CHAIRMAN CRIST: Tom?

23 MR. JONES: Yeah, just to go along
24 with these questions, so can you confirm whether or
25 not the system can now discriminate as far as sending

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2 power to the local community over -- and prioritize
3 it versus going Downstate? Because before, I think
4 the last time you covered it, you said there was no
5 way to actually ensure --

6 MR. CARERRA: Yeah --

7 MR. JONES: -- that this community,
8 the Town of Montgomery, was actually prioritized in
9 energy distribution.

10 MR. CARERRA: So unfortunately the
11 way, you know, the way the grid works is, it's kind
12 of a bathtub --

13 MR. JONES: A hundred percent,
14 understood.

15 MR. CARERRA: -- is the analogy, so
16 you put water in and then there's many drains in the
17 form of people pulling power. So it's not -- it's
18 not that clear, but Ohm's Law is a -- a -- a physics
19 law for electricity which an electron will follow the
20 path of least resistance. So presumably if we're
21 putting power on the grid that's in the community of
22 Montgomery, then the residence of Montgomery are
23 going to use that power. Unfortunately there's no
24 way to trace each individual electron.

25 MR. JONES: But yeah, that's assuming

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2 it's this Town's experience in the deficiency in
3 energy.

4 MR. CAREERRA: Yeah or just the load at
5 the time.

6 MR. JONES: Understood. And then the
7 other thing too is, is there anything that you're
8 doing to partner -- to increase the use of solar and
9 doing any direct storage of solar alternative
10 energies with your facility or is it just --
11 generally just pulling energy off the grid through
12 the combined sources?

13 MR. CAREERRA: So that's a good
14 question, you know, where a lot of these projects are
15 paired with solar, this one is not. But the way, you
16 know, getting back to kind of the intermittency of
17 renewables, that is really fundamentally changing the
18 way the grid is and the way the -- the market is.
19 And so, I mean if you look at places that are a
20 little bit further along in the proliferation of --
21 or -- or the development of renewable projects like
22 California, in the middle of the day, their power
23 prices go to zero or close to because there's so much
24 solar on the grid. And it's in the afternoon hours,
25 in the early evening and afternoon hours, when the

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2 prices start to go -- go up very quickly. And, you
3 know, we -- while, you know, this isn't California so
4 there are some different dynamics here, so I don't
5 know if it's going to follow that exact market
6 dynamic, but the way the batteries respond a lot of
7 times in California is they're charging in the middle
8 of the day when there is excess solar because that
9 drives the price down and then discharging when
10 there's no solar or as the suns coming down.

11 So it's not a direct relationship with
12 wind and solar, but I would say it's a very closely
13 correlated in direct relationship because as there's
14 more renewables that are on the system, they, you
15 know, the -- the issue with them is that they're
16 passive and they're going to generate when they
17 generate. And so as there's more and more solar,
18 that's going to bring the price down which is when
19 we're going to charge. And then as there's no -- as
20 there's no solar on the system, that's when we would
21 discharge.

22 MR. JONES: And have you been able to
23 reconsider or rethink the approach to putting full-
24 time employment on the site?

25 MR. CARERRA: Full-time employment?

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2 MR. JONES: Full-time employment,
3 yeah, local employment on the site?

4 MR. CARERRA: So we -- you know, so
5 we'll have a few O and M providers and then we have
6 in-house, you know, in our office in Albany. We have
7 a commissioning team and an M and M team and they
8 would probably be servicing this site, it's an hour-
9 and-a-half away. So that would be, from our
10 perspective, you know, from -- from the K.C.E. --
11 from the Key Capture Energy and then, you know, we
12 will have specialists that will be working with a
13 gen-tie-line with high voltage equipment. We'll
14 have, you know, the battery provider will be coming
15 in maybe quarterly or, you know, semi-annually to --
16 to work with and check on the system itself.

17 MR. JONES: Thank you.

18 MR. DICKSON: If I may?

19 CHAIRMAN CRIST: John?

20 MR. DICKSON: I was just wondering,
21 let's say we have a total power outage like has
22 happened, how long would the batteries last?

23 MR. CARERRA: Depends on how much
24 they're charged. So we have two --

25 MR. DICKSON: All right. Let's say

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2 they're a hundred percent charged, all of them and
3 the power went out, how long --

4 MR. CARERRA: Well then it depends on
5 how much you want to -- what power you want to
6 discharge at, what load you want to serve.

7 MR. DICKSON: Oh.

8 MR. CARERRA: Because we have -- so
9 right now we -- we have a hundred and sixty-nine
10 megawatts, now -- right now the projected system is a
11 hundred and sixty-nine megawatts, two -- two hours.
12 So if it was fully charged, it could discharge a
13 hundred and sixty-nine megawatts for two hours.

14 MR. DICKSON: Okay.

15 MR. CARERRA: But if there was, you
16 know, let's say there was a ten megawatt load that
17 was seen as a critical load, we could serve that for
18 almost seventeen hours, right? We could throttle the
19 power and then -- and then, you know, the capacity
20 would last longer.

21 MR. DICKSON: So you could -- you
22 could like -- things that are crucial, you could
23 still power longer instead of powering everything.

24 MR. CARERRA: Exactly, yeah, if there
25 was a -- if -- yeah.

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2 MR. DICKSON: Okay. Thank you.

3 CHAIRMAN CRIST: Interesting question
4 and answer. Anything else, Board members? Felicia,
5 you good?

6 MS. KALAN: No, I would just -- I just
7 wanted to thank you, Mike and John, I think that was
8 a good point because if there was a natural disaster
9 -- have you seen other examples in other areas where
10 there was a natural disaster and then battery storage
11 was then used to help power hospitals, for example?

12 MR. CAREIRA: Well certainly, yeah, I
13 mean, you know, hospitals have -- have battery backup
14 on, you know, on site, you know, there was -- there's
15 plenty of stories now about the blackout that
16 happened in Texas in 2020 where people were -- were
17 powering their homes from their cars, from the Ford
18 F-150, the E.B. version of that. So because those
19 are huge batteries, you can imagine, it's a very big
20 truck so you need to have a big battery -- and they
21 were able to power their homes for three or four days
22 that power was out. So absolutely that, you know,
23 there -- these -- these batteries can serve as backup
24 in the -- in the form of a blackout. And a black
25 start, I don't know if -- I know your -- I think

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2 you're an electrician?

3 MR. DICKSON: Yes.

4 MR. CAREIRA: So the black start is
5 another thing that -- that it can help with, you
6 know, if the grid fail -- if the grid is -- if
7 there's a complete collapse, you need -- you need
8 power to start the grid up.

9 CHAIRMAN CRIST: Oh.

10 MR. CAREIRA: And it's very hard to do
11 that, you know, a lot of times have to bring in
12 generators --

13 MR. DICKSON: You can't do it all at
14 once.

15 MR. CAREIRA: -- and it's a whole
16 process. And so there's -- there's that capability
17 too, if there's a charge then, you know, it's -- can
18 discharge and the District can follow whatever the
19 load is pretty, you know, pretty easily so.

20 CHAIRMAN CRIST: Anybody else? You
21 good, Ashley?

22 MS. TORRE: I guess just one question
23 procedurally, I know last time you were here you were
24 going to be before the Z.B.A., have you --

25 MR. CAREIRA: We --

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2 MS. TORRE: -- gone before them?

3 MR. CARERRA: We did, yeah.

4 MS. TORRE: Is that still pending?

5 MR. CARERRA: We were -- yeah, we were
6 in front of them and, you know, we -- we had a good -
7 - a good hearing with them. None of the proposed
8 changes that we are looking at will affect any of the
9 -- the Z.B.A., the -- the height variances that we
10 need. So we're confident that when we go back with
11 the -- the -- the updated iteration of the product --
12 of the project, excuse me, we will be able to go
13 straight to the Planning Board and go through the
14 process, start to finish.

15 CHAIRMAN CRIST: Good question. Well
16 I would suggest, unless there's any final questions,
17 comments for today, we entertain a motion to adjourn
18 this public hearing for today and reconvene it.
19 Would you have a thought on what date that should be,
20 Mike?

21 MR. CARERRA: Well, we've seemed to
22 have followed the Milk Factory so far.

23 CHAIRMAN CRIST: Yeah, you still are.

24 MR. CARERRA: I think that two -- two
25 months might be good, yeah.

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2 CHAIRMAN CRIST: Okay.

3 MR. CARERRA: It might be -- April
4 might be -- might be a good --

5 CHAIRMAN CRIST: April 11th then at
6 our regular Board meeting as soon as the matter can
7 be brought into our agenda. So would anyone care to
8 make that motion? You good, George?

9 MR. DECLUE: Yup.

10 CHAIRMAN CRIST: Second by John. All
11 in favor, please say aye.

12 ALL: Aye.

13 CHAIRMAN CRIST: Opposed, the same.
14 Motion carried. Thank you for being here, Mike.

15 MR. CARERRA: Thank you very much.

16 CHAIRMAN CRIST: We'll see you in two
17 months.

18 MR. CARERRA: Yup.

19 MS. KALAN: Thank you, Mike.

20 (The hearing concluded at 1:24 p.m.)

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2 STATE OF NEW YORK
3 I, DANIELLE CHRISTIAN, do hereby certify that the
4 foregoing was reported by me, in the cause, at the time
5 and place, as stated in the caption hereto, at Page 1
6 hereof; that the foregoing typewritten transcription
7 consisting of pages 1 through 15, is a true record of all
8 proceedings had at the hearing.

9 IN WITNESS WHEREOF, I have hereunto
10 subscribed my name, this the 22nd day of February, 2023.

11
12 DANIELLE CHRISTIAN, Reporter

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