



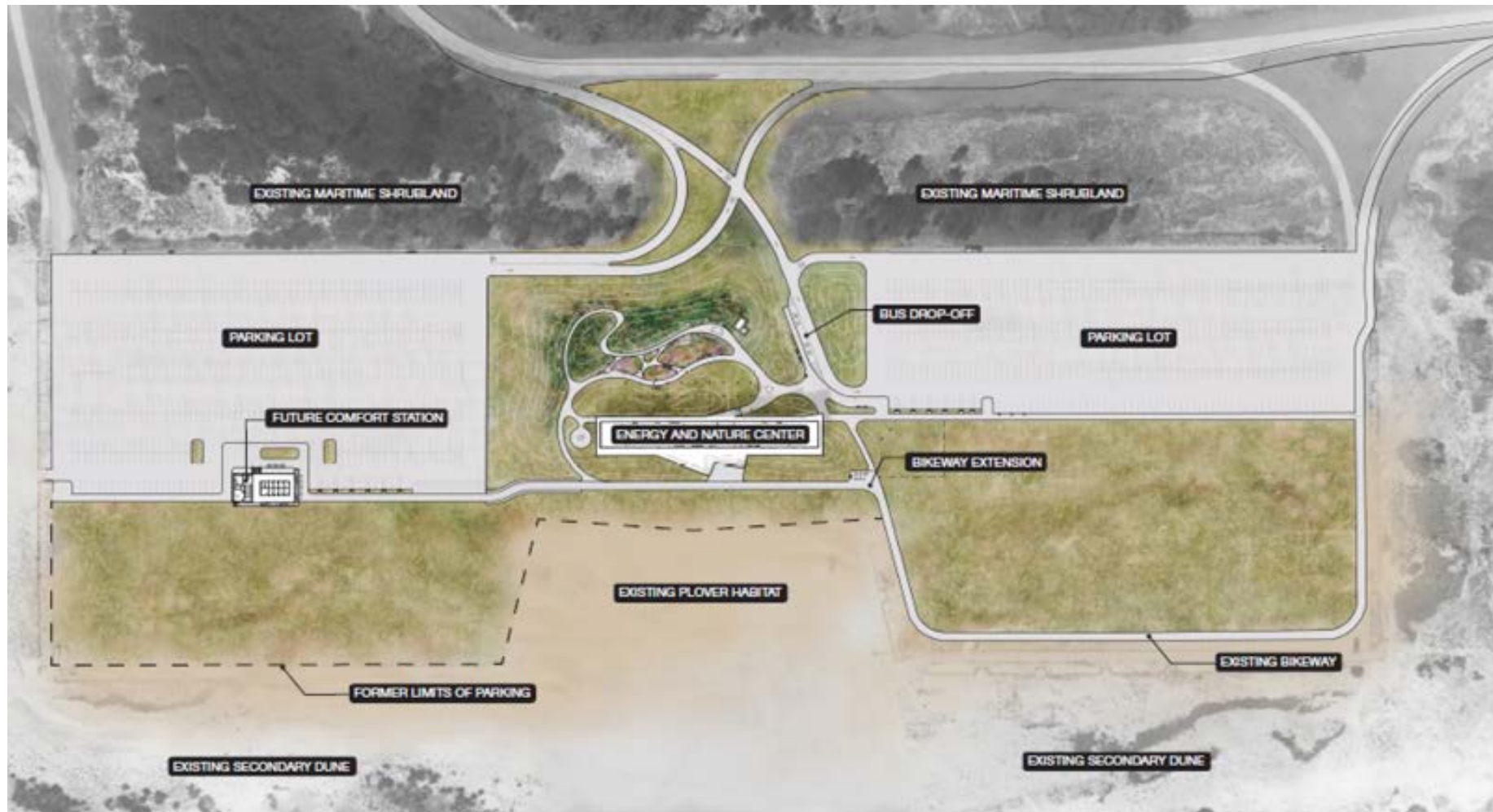
# JONES BEACH ENERGY & NATURE CENTER

September 23, 2020

# BEFORE: VACANT LOT, UNUSABLE BUIDLING



# SUSTAINABLE SITE DESIGN

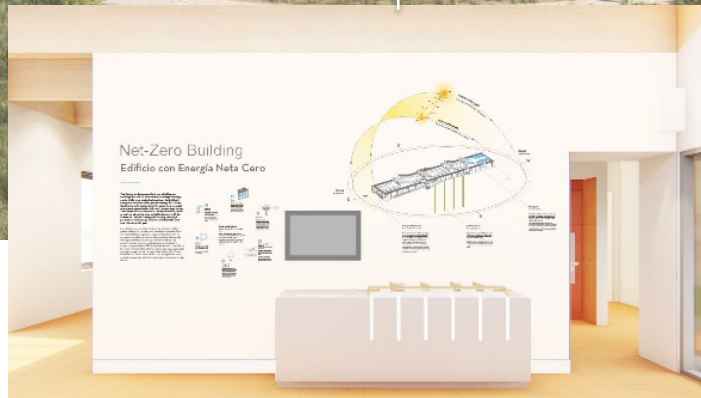




# JONES BEACH ENERGY & NATURE CENTER

“Bringing human beings, energy networks, and the natural environment together”

JONES BEACH  
ENERGY & NATURE  
CENTER



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# DYNAMIC ADDITION TO JONES BEACH

## The Jones Beach Energy and Nature Center Provides:

- 12,000 sq. ft. multi-use Center that hosts a full-time staff with state-of-the-art exhibits, teaching spaces, laboratories, classrooms, and a community room for educational seminars
- The start of an 8.8-mile bike path that winds through Jones Beach and is located adjacent to a new 219-acre preservation area
- Net-zero energy use building powered by on-site renewable energy sources and environment-responsive architectural elements





# SITE AND LANDSCAPE FEATURES

- 9.5 acres of pavement replaced by pollinator area
- ½ mile of extended bike trail linking West End to Jones Beach Central Mall
- 219 Acres of newly designated Park Preservation Area
- 6 electric vehicle charging stations
- 13 exterior exhibits explore renewable energy technologies, biodiversity, coastal resiliency, and location conservation efforts on the beach



# EXPLORE THE CENTER

**Outdoor exhibits**, including an outdoor classroom, sensory playground, pollinator garden, “Energy Hill,” and “Fauna Footprints”

**Lobby and South Gallery** dives into Long Island’s energy networks and changes to Jones Beach over time

**East Gallery** investigates “The Power of Nature” through exhibits on Jones Beach, landscape conservation, habitat restoration, and artificial reefs

**The West Gallery** focuses on “The Nature of Energy,” through exhibits on natural energy sources, energy-efficient buildings, renewable energy technologies, and the impact of extreme weather on power networks

## Accessibility

Exhibits are presented in English and Spanish, with select Braille translations and tactile elements.

Free audio tours in English, Spanish, Chinese, ASL, and English-language audio description.

# PLAN YOUR VISIT

## Hours of Operation:

Mon, Tues, Weds, Fri: 9 a.m. – 5 p.m.

Special Senior COVID Hours: Weds: 9 – 11 a.m.

Thurs, Sat: 9 a.m. – 8 p.m.

## Supporters:

- LIPA & PSEG Long Island
- NYSERDA
- NYPA
- Long Island Community Foundation
- The Open Space Institute
- SUEZ North America
- Individual donations



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# FOR YOUR APPROVAL

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- ❑ **Operating Agreement:** Cooperative Programming and License Agreement between LIPA and the New York State Office of Parks, Recreation and Historic Preservation (Parks) to fund the operation and programming of the Jones Beach Energy and Nature Center.
  
- ❑ **Agreement Details:** LIPA and Parks will share the operation costs of the Center, but LIPA's contribution is subject to an annual cap with any cost overages the responsibility of Parks. The energy portion of the Center, which will have programming and educational materials administered by PSEG Long Island, is approximately half of the square footage of the Center.
  
- ❑ **Term:** The Operating Agreement has a term of 25 years.

## **BOARD AGENDA SUMMARY SHEET**

<b>Committee or Board:</b> Oversight and Clean Energy	<b>Date:</b> September 18, 2020	<b>Board Meeting Date:</b> September 23, 2020
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**For All Board Voting Items:**

**Title of Agenda Item:** Recommendation to Approve the Operating Agreement with New York State Office of Parks, Recreation and Historic Preservation for the Jones Beach Energy and Nature Center

**Consent Agenda:** ☒ Yes ☐ No

**Accompanying Presentation:** ☒ Yes ☐ No

**LIPA Presenter:** Michael Deering

**PSEG Long Island Presenter:** N/A

**For Contract Approvals Only:**

**RFP:** ☐ Yes ☒ No

**Term:** 25 years

<b>Requested Action:</b>	The Committee is requested to approve and adopt a resolution recommending that the Board authorize the Chief Executive Officer or his designee to execute a Cooperative Programming and License Agreement (the “Operating Agreement”) between LIPA and New York State Office of Parks, Recreation and Historic Preservation (“Parks”) to fund the operation and programming of an energy and nature education center at Jones Beach State Park (the “Center”) that has been jointly developed by LIPA and Parks.
<b>Summary:</b> <b>(include proposed amendments to Board Policies, if applicable)</b>	<p>On February 13, 2018, Parks, LIPA and PSEG Long Island entered into a Letter of Intent (“LOI”), under which the parties agreed to jointly develop the Center and to enter into Memorandum of Agreements and an Operating Agreement to fund its design, construction and operation. LIPA and Parks entered into Memorandum of Agreements on May 8, 2018 and February 14, 2019, to fund the design and construction phases of this project, which are now largely complete.</p> <p>Execution of the Operating Agreement was agreed to under the LOI and is necessary for the parties to complete the project and fund the Center’s programming and other operating expenses. Under the Operating Agreement, LIPA and Parks share the costs of operating the Center, but LIPA’s contribution is subject to an annual cap with any cost overages the responsibility of Parks. The energy portion of the Center, which will have programming and educational materials administered by LIPA’s Service Provider, is approximately half of the square footage of the Center. The Operating Agreement has a term of 25 years and its total cost to LIPA is approximately \$6.4 million.</p>

## **FOR CONSIDERATION**

September 23, 2020

**TO:** The Oversight and Clean Energy Committee

**FROM:** Thomas Falcone

**SUBJECT:** Recommendation to Approve the Operating Agreement with New York State Office of Parks, Recreation and Historic Preservation for the Jones Beach Energy and Nature Center

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### **Requested Action**

The Oversight and Clean Energy Committee (the “Committee”) of the Board of Trustees (the “Board”) of the Long Island Power Authority (“LIPA”) is requested to approve and adopt a resolution recommending that the Board authorize the Chief Executive Officer or his designee to execute a Cooperative Programming and License Agreement (the “Operating Agreement”) between LIPA and New York State Office of Parks, Recreation and Historic Preservation (“Parks”) to fund the operation and programming of an energy and nature education center at Jones Beach State Park (the “Center”) that has been jointly developed by LIPA and Parks.

### **Background**

On February 13, 2018, Parks, LIPA and PSEG Long Island entered into a Letter of Intent (“LOI”), under which the parties agreed to jointly develop the Center and to enter into Memorandum of Agreements and an Operating Agreement to fund its design, construction, and operation. LIPA and Parks entered into Memorandum of Agreements on May 8, 2018 and February 14, 2019, to fund the design and construction phases of this project, which are now largely complete.

The Center is an innovative public-private partnership that aims to further understanding of the interplay between human action, energy use, and environmental conservation. The Center will be used for educational, training, promotional and recreational activities and will be open to the public year-round. The Center, a net-zero energy building, will set an example of sustainable and resilient design, and through a variety of hands-on exhibits and programs, visitors to the Center will gain an understanding of Long Island's various ecosystems and learn how to use energy wisely and create a more resilient and sustainable future. The Center will be an interactive facility for visitors of all ages to become smart energy consumers and stewards of the environment.

The Board received an overview presentation of the Center at the December 18, 2019, Board Meeting and has approved funding for the Center as part of the annual budget process.

### **Discussion**

Execution of the Operating Agreement was agreed to under the LOI and is necessary for the parties to complete the project and fund the Center’s programming and other operating expenses. Under



the Operating Agreement, LIPA and Parks share the costs of operating the Center, but LIPA's contribution is subject to an annual cap with any cost overages the responsibility of Parks. The energy portion of the Center, which will have programming and educational materials administered by LIPA's Service Provider, is approximately half of the square footage of the Center. The Operating Agreement has a term of 25 years and its total cost to LIPA is approximately \$6.4 million.

### **Recommendation**

Based on the foregoing, I recommend approval of the above-requested action by adoption of a resolution in the form of the attached draft resolution.

### **Attachments**

**Exhibit "A"** Resolution

**RESOLUTION RECOMMENDING APPROVAL OF THE OPERATING AGREEMENT  
WITH NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC  
PRESERVATION FOR THE JONES BEACH ENERGY CENTER**

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**WHEREAS**, LIPA, jointly with Parks, has developed an energy and nature education center (the “Center”) at Jones Beach State Park; and

**WHEREAS**, the Center’s construction is nearly complete and is scheduled to open to the public in the coming weeks; and

**WHEREAS**, it is in the best interest of LIPA to execute a Cooperative Programming and License Agreement at the favorable terms outlined in the accompanying memo.

**NOW, THEREFORE, BE IT RESOLVED**, that the Oversight and Clean Energy Committee hereby recommends that the Board authorize the Chief Executive Officer or his designee(s) to execute the Cooperative Programming and License Agreement with New York State Office of Parks, Recreation and Historic Preservation and any other related agreements and arrangements, consistent with the terms of the accompanying memorandum, and to perform such further acts and deeds as may be necessary, convenient or appropriate, in the judgment of the Chief Executive Officer or his designee.

Dated: September 23, 2020