

POWER UP Grant Application Instructions

Program Overview

In FY26, Governor Kathy Hochul created the Promote Opportunity with Electric Readiness for Underdeveloped Properties (POWER UP) incentive program to aid New York State (NYS) in creating an inventory of turn-key industrial sites to attract investment from next-generation manufacturers. The increasing power demands of modern manufacturers signifies a commitment to cutting-edge technologies like advanced robotics and computing systems—important drivers of a 21st-century economy. Developing the level of electrical infrastructure needed to support these technologies and manufacturers is a complex undertaking, but is a crucial investment to keep NYS competitive in an evolving economic landscape.

Building on the ongoing success of FAST NY, which provides grants to municipalities in New York to develop "shovel-ready" industrial sites, the new POWER UP program will focus on proactively developing electrical infrastructure at key industrial sites, helping to build a suite of locations that can support the next generation of modern manufacturers looking to operate in NYS. POWER UP will help cut years off site development timelines and will allow New York to offer industrial sites that are both power-ready and shovel-ready.

Empire State Development (ESD) will administer POWER UP in consultation with the Department of Public Service (DPS). ESD will lead program administration and site evaluation. DPS will provide advisory input, leveraging its knowledge of utility capital planning to ensure that proposed infrastructure investments are technically sound and aligned with regulatory requirements and public interest objectives.

By preparing power-ready sites, POWER UP will position New York to attract high-growth industries through durable, future-facing upgrades that align with the energy and operational needs of 21st-century businesses.

Eligibility Criteria

- Eligible Applicants
 - Utilities, including:
 - Regulated Utility Companies
 - Public Power Authorities
 - Municipal Utilities
 - Electric Cooperatives
 - Other corporate structures as approved by ESD
 - Industrial Development Agencies (IDAs)
 - Municipalities
 - Local Development Corporations (LDCs)
 - Municipally Designated Economic Development Organizations (EDOs)

- Site Condition Eligibility

- Must be a minimum of 40 contiguous developable acres in size and demonstrate a high-level of readiness with respect to preliminary engineering, feasibility studies, and engagement with electric utility providers.
 - Waivers may be granted by ESD for smaller sites that demonstrate exceptional public benefits or strategic value, such as proximity to intermodal transportation, population centers, brownfield redevelopment opportunities, or critical infrastructure supporting underserved communities or statewide energy goals.
- Industrial campuses with significant vacancy and underutilized infrastructure shall be eligible, even in the absence of new developable land, provided the existing structures can be adapted for use by an eligible strategic industry and require power-related upgrades to become viable.
- Applicant must have:
 - Ownership or control of the site, or
 - Written consent from the ownership entity and, if different, the entity that has legal control of the site, to the application for POWER UP funding and, if awarded, agreeing to use POWER UP funds as outlined in the application
- Award Eligibility
 - Electrical Infrastructure Improvements
 - Capital grants will be awarded to enhance the power readiness of mature industrial sites by funding critical infrastructure upgrades. Eligible improvements include, but are not necessarily limited to:
 - electrical infrastructure such as transformers, conductors, buses, switches, insulators, substations, and poles; and,
 - utility conduits, including conduit and duct banks;
 - technology and monitoring systems such as monitoring equipment, energy storage, and alternative energy system components
 - non-electrical infrastructure costs, such as masonry, fencing, excavation, structural fill, site restoration, and property acquisition, may also be eligible if essential for the implementation of the POWER UP project.
 - Other costs as determined by ESD.

Application Instructions

- Applications will be accepted on a rolling basis
- Letter of Intent to apply
 - A Letter of Intent to apply demonstrating an intent to apply is required
 - This can be found on the website under “How to Apply” here: <https://esd.ny.gov/power-up-grant-program>
 - ESD will confirm receipt by email within 7 calendar days
 - Within 30 calendar days, ESD will advise applicant by email whether they may proceed with the full application
- Application
 - Application documentation requirements can be found in the checklist below

- A \$250 non-refundable application fee will be required prior to application submission. Documentation of this payment is required as a part of the application. A wire transfer should be made to Empire State Development Corporation using the information below:
 - Bank Name: JPMorgan Chase Bank
 - Account Name: ESD ED Income
 - ABA Number: 021 000 021
 - Account Number: 007004796
 - Reference: “[Applicant Name] – POWER UP Application Fee”
- Eligible applicants must complete the application through the Consolidated Funding Application (CFA) online portal: <https://apps.cio.ny.gov/apps/cfa/>
- Once submitted, ESD will review applications for completeness and will thereafter score applications
- Site visits will be completed prior to award selection
- Awardees will be notified by email. Thereafter, a loan and grants project manager will send a grant disbursement agreement to the applicant
- **A one percent (1%) non-reimbursable commitment fee** based on the grant amount awarded will be assessed to all awardees. The commitment fee will be due when the applicant executes documents required for processing the award, following approval by ESD Directors. The Applicant will be obligated to pay for out-of-pocket expenses incurred by ESD in connection with the project, including, but not limited to, expenses related to attorney fees, appraisals, surveys, title insurance, credit searches, filing fees, public hearing expenses and other requirements deemed appropriate by ESD.

Application Attachment Checklist – POWER UP

Applicant Name		
POWER UP - Items	Yes	N/A
Letter of Intent		
Documentation of site ownership/control, OR Written consent from the ownership entity consenting to the application for funding		
Proof of clear title		
Letter of support from the chief executive and/or legislative resolution of the local municipality that maintains land use control over the proposed project site		
For EDO applicants, a municipal resolution or letter from a municipal executive designating the EDO to apply for POWER UP funds (this does not apply to IDA's or EDO's where the organization's board is entirely municipally appointed)		
Documented research and/or market study showing the specific industry that will be targeted and the specific infrastructure needs. Applicant must demonstrate that the requested infrastructure will serve to help attract the specified economic development.		



Documentation of engagement with local utility providers needed for proposed electrical infrastructure improvement needs. Please include any proposals, will-serve letters, or related agreements.		
Please attach a map clearly illustrating physical alignment of transmission and/or distribution lines from point of interconnect to the site/receiver, the path of poles / lines, including property owners. Indicate if upgrades will follow existing rights-of-way, require new rights-of-way, and location of the receiving infrastructure (substation etc.). List properties / owners potentially impacted by rights-of-way.		
Please attach line diagrams of required infrastructure		
Please attach evidence of position in the NYISO queue, if applicable (screenshot, application, confirmation, etc.)		
Please attach preliminary engineering or feasibility studies or load studies performed by the utility, that identify the preferred solution and/or support the request		
Please attach Draft or Final Environmental Impact Statement (EIS), and Statement of Findings.		
Please attach a Environmental Assessment Form (EAF) for the proposed infrastructure project.		
Please attach Negative Declaration if applicable.		
Please attach traffic impact analysis or related survey, please include correspondence with DOT region.		
Attach NYS Department of Environmental Conservation (DEC) Natural Heritage Program correspondence and U.S. Fish and Wildlife Service (USFWS) database search findings.		
Please attach Wetland delineation report and/or jurisdictional determination.		
Please attach an annotated context map of site infrastructure, including: <ul style="list-style-type: none"> • Property boundary • Developable area (include acres) • Water lines (size) • Sanitary lines (size, type) • Natural gas main (size, pressure) • Electric (voltage, overhead/underground, interconnection location) • Wetlands (state, federal) • Transportation infrastructure (public roads, highways etc.) • Other significant features 		
Please attach a FEMA flood plain map which identifies the proposed site boundaries. Indicate the percentage of land located within the 100-year flood plain.		
Please provide a topographic map of the proposed site.		
Please attach documentation of excess capacities available to the project site (water, wastewater, and natural gas).		
Please provide a tax map for the proposed site which identifies existing property owners for the site and surrounding/adjacent property owners, including section, block and lot information.		
Please attach a recent aerial photograph of the site which identifies the proposed site boundaries. which identifies the proposed site boundaries.		



Please attach a large scale boundary survey map which identifies site boundaries, easements, and rights-of-way.		
Project PowerPoint presentation (20 slides maximum) (Include information on targeted industry, maps of the site, developer experience, funding request, etc.)		
Demonstration of industry interest (ie, studies, leads, tenant interest/commitments)		
Please attach Smart Growth Impact Statement.		
Please attach a letter from the chief financial officer, comptroller, or treasurer, certifying that the local project team has the financial wherewithal to execute the project.		
Cost estimates for capital upgrades (third-party cost estimates)		
Documentation of leveraged investment, such as private and local investment (including the non-ESD match required)		
Detailed sources and uses of funds table including documentation of leveraged investment, such as private and local investment (including the non-ESD match required)		
Attach zone designation and description of allowable land use under this zoning.		
Documentation from local planning/zoning (including zone map and district schedule of uses)		
To allow ESD Office of Contractor Supplier Diversity (OCSD) to properly assess MWBE and SDVOB utilization goals on utility work, please use the <i>(attached, "Project Budget Summary of Good Faith Efforts")</i> template to itemize your anticipated project costs.		

Eligible Uses of Funds

- Eligible industries:
 - High-tech manufacturing, including but not limited to semiconductors, renewable energy, life sciences, agribusiness, optics, transportation equipment, or materials processing.
 - Other priority sectors as determined by ESD.
- All grant funds will be issued on a reimbursement basis
- The Recipient shall be required to use “Good Faith Efforts,” to achieve a Minority and Women-owned Business Enterprise (“MWBE”) participation goal:
 - Pursuant to New York State Executive Law Articles 15-A and Article 3 of New York State Veterans’ Services Law, ESD recognizes its obligation under the law to promote opportunities for maximum feasible participation of certified New York State minority and women-owned business enterprises (MWBEs) and service-disabled veteran-owned businesses (SDVOBs) in the performance of ESD projects. The Recipient shall be required to use Good Faith Efforts (pursuant to 5 NYCRR §142.8 and 9 NYCRR § 252.2(n) to achieve MWBE and SDVOB Participation. In addition, ESD’s MWBE and SDVOB Participation/Equal Employment Opportunity Policy will apply to this program. Specific goals related to the total value of ESD’s funding will be established on a grant-by grant basis.
 - ESD has an agency-wide goal of 30% for MWBE participation, 15% for New York State-certified Minority-owned Business Enterprise (“MBE”) participation and 15% for New York State-certified Women-owned Business Enterprise (“WBE”) participation (based on

the current availability of MBEs and WBEs). ESD has an agency-wide goal of 6% for SDVOB participation, based on the current availability of qualified SDVOBs.

- To allow ESD Office of Contractor Supplier Diversity (OCSD) to properly assess MWBE and SDVOB utilization goals on utility work, please use the *Project Budget Summary of Good Faith Efforts* template to itemize your anticipated project costs.

Scoring Criteria

- The following will be evaluated as a part of the basic application scoring criteria
 - Demonstration of financial viability
 - Quality of information and documentation for the proposed plan
 - Alignment with REDC strategy
 - Favorable site characteristics (topography, developability, useable acreage, etc)
 - Highway and truck access to meet needs of intended use
 - Utility services to site to meet needs of intended use
 - Other strategic site characteristics (brownfield redevelopment, urban center, smart growth, etc.)
 - Quality of marketing plan
 - Demonstration of industry interest (ie. studies, leads, tenant interest/commitments)
 - Leveraged investment (match)
 - Applicant's development experience