

Attachment A

**SARATOGA TECHNOLOGY + ENERGY PARK® (STEP®)
TENANT SELECTION CRITERIA**

NYSERDA's vision for STEP, as set forth in the Master Plan approved by NYSERDA's Board, is to establish a "knowledge community centered on niches of expertise in clean-energy and environmental technologies." The primary objective of the Tenant Selection Criteria is to implement this vision. Pursuant to the terms of the Ground Lease, and subject to environmental, zoning, design review, and any required permitting, NYSERDA will consider requests made by the Tenant for approval of proposed Subtenants in accordance with the criteria selection set forth below.

1. Any entity that has, within one year of the date of request for approval is submitted to NYSERDA, participated as a contractor in NYSERDA's Research and Development or **New York Energy \$martsm** programs, will be approved.
2. Any entity that offers education, training, or testing relating to, or that has as its primary business focus, research and development, assembly and/or manufacture of products or technologies, or provision of services that: assist in the generation, transmission, or distribution of clean-energy; increase or facilitate efforts to increase energy efficiency; or improve or facilitate efforts to improve the environment, will be approved.
3. Any entity engaged in the practices set forth in paragraph two above as a non-primary business focus will be considered for approval on a case-by-case basis.
4. Any entity that uses stat-of-the-art energy-efficient or environmentally friendly technologies in its business practices will be considered for approval on a case-by-case basis.
5. Any entity that provides goods or services that may be useful to the entities set forth in paragraphs 1 through 4 above will be considered for approval on a case-by-case basis.