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Attachment D-21: Trimount Energy Media Coverage

Pictured: Jupiter's Callisto | BESS in Harris County, TX

Prepared For:

Massachusetts Department of Energy Resources

Electric Distribution Companies:

Fitchburg Gas & Electric Light Company d/b/a Unitil

Massachusetts Electric Company and Nantucket Electric Company,
each d/b/a National Grid

NSTAR Electric Company d/b/a Eversource Energy

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The Boston Globe

Boston Globe

[From oil to electricity: New England's biggest battery facility could soon rise in Everett](#)

By Jon Chesto

May 24, 2024

For decades, ExxonMobil used a swath of industrial land near the Mystic River in Everett to store petroleum. Now, another Texas-based company wants to store a different sort of fuel there: lithium-ion battery power.

Jupiter Power this week announced plans to build a \$500 million-plus battery energy storage system on a 20-acre portion of the former Exxon tank farm. With up to 700 megawatts of capacity, enough to provide backup power for around 500,000 homes for a few hours, the Jupiter project would be among the largest such projects in New England.

The unveiling of the “Trimount Energy Storage Facility” comes roughly one week before the nearby Mystic natural gas-fired power plant shuts down for good, with its remaining two units going into retirement. These battery-storage projects, relatively new here now, could become crucial as the New England grid grows increasingly reliant on solar and wind power. The batteries can provide juice when the sun isn’t shining and the wind isn’t blowing, as well as backup power for when demand peaks during cold snaps or particularly hot summer days.

“Battery storage is going to be quite important for New England to reach the clean energy goals that policy makers have,” Jupiter chief executive Andy Bowman said.

For Jupiter, which is owned by investment giant BlackRock, the plan is to start state and local permitting reviews later this year, although it has already begun preliminary talks with Everett Mayor Carlo DeMaria’s administration. An investment of this size would bring millions in new property-related tax revenue to the city, along with hundreds of construction jobs, though once it’s built, it would only need five to 10 full-time employees. The project would connect into the region’s grid through an Eversource substation next to the discontinued Mystic plant, on the city of Boston’s doorstep.

“It’s a great location,” said Bowman, who hopes to have the project running in 2027. “There’s the ability to deliver a lot of power there from the power plant that used to be there. We can interconnect efficiently [to the grid], without a lot of costs to ratepayers.”

Jupiter's proposal would be just one component of a massive, mixed-use redevelopment for the roughly 100-acre former tank farm that Davis Companies acquired in late 2023 for \$72.5 million. Davis is removing the old oil tanks and will clean up and prepare the land for the Jupiter project, which would be located across two parcels on either side of Beacham Street. Davis envisions some housing going up on the property as well, but also wants to provide locations for research and industrial uses in the life sciences and clean-tech fields.

"Battery storage, a key element of the energy transformation that's underway, is a perfect first phase for our climate sensitive development," said Davis chief development officer Michael Cantalupa.

DeMaria stopped short of fully endorsing the project, citing its preliminary nature, though he said he's looking forward to learning more.

"The potential for investment of this magnitude and its correlating benefits could make Everett a major player in the climate economy," DeMaria said in an email.

Jupiter's project arrives at a time when a number of battery storage developers, such as private equity-backed Flatiron Energy, are eyeing New England. A spokesman for ISO New England said the largest battery energy storage system in New England is in Millinocket, Maine, with 20 megawatts of capacity, although several much larger projects are being lined up, including Jupiter's and a similarly sized project for Brayton Point in Somerset near Fall River.

"You're going to see more of these projects," said Northeast Clean Energy Council president Joe Curtatone, who noted state lawmakers and other officials are weighing potential incentives for the sector. "It's going to be a huge piece of clean-energy infrastructure that the region needs."

BANKER & TRADESMAN

Banker & Tradesman

[Cleanup Deal Unlocks Everett Tank Farm Redevelopment](#)

By James Sanna

May 31, 2024

Attorney General Andrea Campbell announced Thursday her office has entered into an agreement with The Davis Cos. that will enable the company's planned redevelopment of the 100-acre former Exxon Mobile tank farm in Everett.

The deal provides the Davis affiliate that owns the land legal liability protection in exchange for a commitment to clean up, remediate and redevelop the property. The deal, called a Brownfields Covenant Not to Sue Agreement, is the largest ever entered into by the AG's office, Campbell's announcement said.

"The extensive, multi-year remediation we are undertaking at this site will unlock a generational opportunity to transform this neighborhood for the benefit of Everett and the region," Michael Cantalupa, chief development officer at The Davis Cos., said in a statement provided by Campbell's office. "We are thrilled to have the Commonwealth's support in this endeavor, and we look forward to continued partnership with leaders at the federal, state, and community levels in the months and years ahead."

The Davis Cos. bought the 102-year-old fuel storage facility from Exxon Mobile in December for \$72.5 million and estimates it will have to spend \$100 million on remediation, some of which will likely have to come from state grants. The company presented preliminary plans for a 4.2 million-square-foot mixed-use development to the Everett City Council in 2022. According to the Boston Globe, The Davis Cos. landed its first tenant for the property in the form of a 20-acre, \$500 million, 700-megawatt battery-based backup energy storage facility from Texas company Jupiter Energy. The project would be among the largest such facilities in New England.

"Brownfields covenants are powerful tools that provide developers and municipalities with liability protection allowing them to clean up contaminated property and subsequently develop them for community benefit," Campbell said in a statement. "In Everett, this remediation and redevelopment project will create significant economic development, housing and a healthier community."



Everett Leader Herald

Huge Lithium Battery Electricity Storage Facility Proposed for Everett (*link no longer active*)

June 6, 2024

For decades, Exxon Mobil used a swath of industrial land near the Mystic River in Everett to store petroleum. Now, another Texas-based company wants to store a different sort of fuel there: lithium-ion battery power.

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Jupiter’s proposal would be just one component of a massive, mixed-use redevelopment for the roughly 100-acre former tank farm that Davis Companies acquired in late 2023 for \$72.5 million. Davis is removing the old oil tanks and will clean up and prepare the land for the Jupiter project, which would be located across two parcels on either side of Beacham Street. Davis envisions some housing going up on the property as well, but also wants to provide locations for research and industrial uses in the life sciences and clean-tech fields.

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Boston Public Radio

[Best Of BPR 7/17: Storing Renewable Energy In Everett & Parents Crashing The Honeymoon](#)

Jim Braude and Margery Eagan

July 17, 2024

EVERETT ADVOCATE

Everett Advocate

[Jupiter Power hosts two open houses for proposed energy storage facility](#)

By Neil Zolot

July 18, 2024

Everett residents got their first glimpse of a proposed energy storage facility planned for Beecham Street, south of Revere Beach Parkway/Route 16 and east of Lower Broadway, at two open houses hosted by Texas-based Jupiter Power and promoted by the Everett Chamber of Commerce at the Connolly Center on Tuesday, July 16, and Wednesday, July 17. "We'd heard about this and helped Jupiter set up the event, so people could get information," Chamber of

Commerce Executive Director Cheryl Smith said.

“It’s best people see this,” her assistant Linda Maloney added.

The current 20-acre proposal would house 46 containers, about the size of semi-truck trailers, storing smaller units that would store electricity for use during gaps in service during periods of high electric use: often hot days when air conditioners and fans are being used and refrigerators have to work a little harder to keep themselves cold. 20 acres is about the size of the Encore Boston Harbor land and three times the size of Glendale Park. In some ways the interior of the site would resemble a trailer park with the containers flanking a building housing switching equipment, transformers and other electric utility equipment.

The land was the site of an Exxon Gas facility and is currently being remediated by owner The Davis Companies. According to Smith and Maloney, in the more distant past, the area was a residential area of three-deckers called The Line, possibly referring to an MBTA subway line

station at the corner of Beacham and Lower Broadway dating back to 1919 or the fact that it's on the Boston city line.

The current proposal is rectangular with an end-to-end walking time of 10-15 minutes, but the size and scope are subject to change in the site review process. It will not be operational until at least 2028 and possibly later than that. Among other things, a Host Agreement will have to be worked out.

Literature distributed by Jupiter cites its \$500 million-plus investment in the project, annual tax revenue for the City, jobs during remediation and construction, the facility's compatibility with the area, and a design for it to blend into its surroundings. Artist renderings in the open house portrayed a grayish building surrounded by trees. A bike path for the area is also in the plans.

There was no formal lecture-style presentation on the project. Instead, representatives from Jupiter took small groups on a walking tour of the Connolly Center floor filled with large English and Spanish printouts of a PowerPoint presentation. Information was also available in other languages and translators were present.

About 35 people attended the Tuesday open house. Many were optimistic, but cautious about the project. "It'll clean up the area, create jobs and provide tax revenue, but we're still learning about this," Smith said.

"The area needs rehabilitation, but we'll need details," Maloney feels. She referred to the previous structures as Esso gas tanks because Exxon was once known as Esso, a phonetic abbreviation of Standard Oil.

Everett Bank President Richard O'Neil, who's attorney-brother David O'Neil is an attorney representing Jupiter, found the project interesting.

"This is a good idea," said former Ward 6 Councillor Al Lattanzi. "It'll provide clean energy; I like that."

Ward 1 Councillor Wayne Matewsky attended the Wednesday open house, although he was already familiar with the proposal. "I'm still learning about this, but it might be a good fit for the area," he said. "I'm glad Jupiter is making an effort to show what this is all about." The longtime city councillor said the proposed use would create less traffic than housing.

The City has no official position on the proposal. Director of Planning and Community Development Matt Lattanzi, who is also familiar with the project, called the idea a "viable use,

but it's for 20 acres out of over 96 acres of an area that will be subject to a Master Plan. We're excited to see a new use for the land filtered through a Master Plan."

"I need to digest this," provisional Fire Chief Joe Hickey reacted. "Due to the demands of everyday life, there are concerns about power. A system like this can be beneficial because there is a need for this at peak use times, but there would be concerns about access and hazards. Different types of structures require different types of access and a fire there would be different than a regular fire."

Jupiter is calling the planned site the Trimount Energy Storage Facility. More information is available at trimountenergy.com.



Energy Storage News

Jupiter Power unveils plan for 700MW BESS at former ExxonMobil oil depot in Massachusetts

By Matthew Bliss

June 18, 2024

Utility-scale battery storage developer Jupiter Power has unveiled plans to construct a 700MW standalone battery energy storage system (BESS) facility at the site of a former oil depot previously owned by ExxonMobil in Everett, Massachusetts.

Plans for the project, dubbed the Trimount Energy Storage Facility, were disclosed by Jupiter Power CEO Andrew Bowman in an interview with local news outlet Boston Globe. The BlackRock-owned developer plans to invest US\$500 million in the project which it expects to see online in 2027.

Jupiter Power has launched a website for the project that has yet to be pushed live. This is standard practice for Jupiter Power which creates individual websites for many of its developments including its proposed 85MW Prairie Flyer Energy Storage project in Montgomery County, Ohio.

Brownfield site development

Jupiter Power's proposed Trimount project is part of a wider redevelopment programme at the former ExxonMobil site in Everett, Middlesex County, Massachusetts.

Rest of article behind subscriber-only paywall.



New Project Media

Jupiter Power discusses plans for proposed 700 MW storage project in Middlesex County, MA (*link no longer active*)

July 26, 2024

Jupiter Power is aiming to make a former Exxon Mobil-owned oil terminal site into a 700 MW battery storage facility in Everett, Massachusetts — a project the developer believes “perfectly captures” the state’s clean energy goals and supports future offshore wind development.

Planned to come online in 2028, Trimount includes two connections at the Mystic substation, and Jupiter will repurpose existing grid infrastructure from the retired 100-year-old oil terminal site.

“Energy storage facilities support both the retirement of pollution-emitting power plants and the interconnection of future renewable resources,” Jupiter stated on its Trimount project page.

Jupiter announced it is investing more than USD 500m in Everett via the construction of this project, and the project supports the state’s goals of 50% CO2 reduction by 2030 and carbon neutrality by 2050.

The developer mentions that with approval for a Designated Port Area, Trimount will be “providing energy storage integration that would support future offshore wind development.”

“Clean Peak revenues are very important” and also pointed to more pending legislation in Massachusetts that may impact procurements and the speed through which renewable energy applications are approved, said Jupiter spokesperson Maggie Glynn in an interview with NPM.

Clean Peak’s goal is to increase clean energy generation during high-demand periods by requiring all energy suppliers in the state to procure a minimum percentage of their total annual

electricity sales to end-use customers. For the Clean Peak program in Massachusetts, which is done by purchasing Clean Peak Energy Certificates.

Glynn told NPM Trimount's 2028 commercial operation date "was not eligible for prior rounds in the capacity market."

NPM queue data identified a pre-operational storage project being developed by Jupiter, in Middlesex County, with a point-of-interconnection location the Mystic 345 kV between breaker 101, 106 and 107.

The Trimount project is currently in its community outreach phase and acquiring permits. Next, Jupiter will begin the cleanup of the retired oil terminal, which it estimates could take up to two years.

One hundred miles away from the Trimount site, Jupiter Power is planning a 200 MW battery storage facility, named Streamfield.

Streamfield will offer battery storage on two parcels of land in Westfield, Mass. Jupiter said it plans to start construction in 2026 and have the storage site in service by mid-2027.

In the morning and evening hours, power is in the highest demand, and Jupiter said it intends to pull from these storage facilities to meet supply needs during those peak hours.

ENGIE North America weighed in during the Clean Peak program's early days, saying it supports Massachusetts and its goal to become the first state to implement a Clean Peak standard. The state's Department of Energy Resources (DOER) estimated the program will reduce CO2 emissions by 560,000 metric tons over 10 years, according to data produced when the program was first implemented in October 2020.

In a comment to NPM Friday, ENGIE said it anticipates changes to the program that will favor ratepayers and battery storage owners.

"ENGIE is eagerly awaiting the anticipated release of updates to the Clean Peak Energy Standard which we hope will bring added value for both ratepayers and battery storage owners," a spokesperson told NPM. "We are confident that given the administration's extensive stakeholder engagement, that program updates will support the deployment of battery storage at the scale needed to reliably decarbonize the Commonwealth's electric grid."

BANKER & TRADESMAN

Banker & Tradesman

Master Plan for Everett's Docklands Includes 3.2K Homes

August 27, 2024

A 7.2 million-square-foot development plan for Everett's former ExxonMobil fuel storage farm includes 3,200 housing units, commercial and industrial space and an energy storage facility designed to improve the reliability of the region's electric grid.

The Davis Cos. is seeking to begin transformation of the Everett industrial district with a new energy storage development by Trimount Energy, which plans a battery energy storage facility on 21 acres.

The Boston-based developer has been meeting with community groups and officials throughout the summer while preparing to seek state and local approval for the massive Everett Docklands Innovation District project, estimated at \$500 million. The master plan applies to 86 acres off Beacham Street and includes office, lab, retail, manufacturing and industrial space.

Everett's nearby Commercial Triangle district has attracted Boston suburbs' largest cluster of multifamily development in recent years, following a rezoning plan that prompted national developers including Greystar to build thousands of new apartments off Revere Beach Parkway.

Before the housing and other types of commercial development begin, however, The Davis Cos. is planning a first phase to accommodate the Trimount energy project.

The battery storage facility would gather and discharge excess electricity from renewable sources such as offshore wind, tying into an Eversource substation next to the former Exelon Mystic Generating Station, according to an environmental notification form submitted to the state Executive Office of Energy and Environmental Affairs. Construction would take place from 2026 to 2027.

The Trimount project would be built on both sides of Beacham Street and include the battery storage facility, two substations and two small personnel and storage buildings.

Other elements of the master plan include 3.3 million square feet of lab and office space, 400,000 square feet of industrial and 400,000 square feet of manufacturing space, and 240,000 square feet of retail space. The multifamily component spans 2.8 million square feet, or an estimated 3,200 units. Maximum proposed building heights are 370 feet, or approximately 37 stories.

The Davis Cos. acquired the ExxonMobil property for \$72.5 million in 2023 and reached an agreement with Attorney General Andrea Campbell on taking responsibility for the estimated \$100 million environmental cleanup. The developers have been removing fuel storage tanks and distribution pipes along with contaminated soil to prepare for the redevelopment.

Developers are seeking a waiver of some MEPA reviews for the energy storage facility, seeking to meet deadlines related to offshore wind production under the state's 2021 Clean Energy Act. The law sets a June 2027 deadline to place 5,600 megawatts of offshore wind energy under contract to decrease reliance on fossil fuels. Energy experts say dramatically increasing the electric grid's capacity to store electricity generated from wind and solar sources is key to scaling up the nation's energy transition.

"To meet the [ISO-New England] deadline, the Phase 1 Proponent must begin construction by the first quarter of 2026," the ENF states. "The Phase 1 Project is a critical project that will help the Commonwealth achieve these goals. Were it to be terminated as a result of a permitting delay, the Commonwealth would lose up to 700± MW of energy storage capacity and infrastructure that would otherwise facilitate off-shore wind development."

Annual tax revenues generated by the project would be approximately \$23 million, according to the filing.

Developers are simultaneously pursuing approval from the city of Everett, submitting a new master plan zoning framework and rezoning proposal for the property that are currently under review by the Everett Planning Board.

BANKER & TRADESMAN

Banker & Tradesman

[State Backs \\$500M 'Everett Docklands' Energy Storage Project](#)

October 28, 2024

The \$500 million energy storage project proposed in the first phase of The Davis Cos. redevelopment of Everett's former Exxon Mobil fuel tank farm received a key state approval.

The Davis Companies of Boston requested a fast-track approval from the Executive Office of Energy and Environmental Affairs for the Trimount Energy storage project by Jupiter Power. The battery-based energy storage site is the first phase of a 7.2 million mixed-use project, dubbed

“Everett Docklands Innovation District” by its developer. The Texas energy company plans to construct a pair of open-air substations totaling 2.1 acres to gather and discharge electricity from renewable sources such as offshore wind.

Jupiter has sought to begin construction in 2026 and complete the facility in 2027. The 700-megawatt project would be located on a 20-acre site and tie into a nearby Eversource substation on Alford Street in Boston next to the former Exelon Mystic Generating Station.

The battery cells would be grouped in containers and surrounded by 2-foot-thick walls ranging from 10 to 40 feet. The project also includes small warehouse and office buildings.

The Everett Docklands project’s timing is designed to meet the state’s climate goals to reduce dependence on fossil fuels, a factor that Secretary of Energy and Environmental Affairs Rebecca Tepper cited in approving a waiver providing for an accelerated approval process.

In waiving further review of the energy project under the Massachusetts Environmental Policy Act, Tepper said the Jupiter Energy’s Trimount Energy storage facility “supports the transition to a clean energy grid such that further MEPA review would delay these public benefits.”

Friday’s decision enables the energy storage project to move forward before the larger Everett Docklands Innovation District project undergoes a draft environmental impact report.

Other elements of The Davis Companies’ Everett Docklands master plan include 3,200 housing units, 3.3 million square feet of lab and office space, 400,000 square feet of industrial and 400,000 square feet of manufacturing space, and 240,000 square feet of retail space on 86 acres. The development in those future phases would be subject to a separate state and local review.

Everett officials are reviewing a proposed new master plan zoning bylaw that would apply to the entire project. The project’s ability to attract financing also hinges upon the state Legislature’s approval of a new clean energy procurement law.

The Boston Globe

Boston Globe

[State gives green light to develop giant battery farm in Everett over mayor’s objections](#)

By Jon Chesto

December 13, 2024

Massachusetts regulators have given a green light to developers planning a giant battery farm in Everett over objections from the city's mayor, who prefers a more vibrant development on the 20 acres where the project would go.

On Nov. 29, state energy and environmental affairs secretary Rebecca Tepper signed a final record of decision allowing the massive battery energy storage system — potentially the largest in New England — proposed by Texas-based Jupiter Power to advance in permitting. The project, known as the Trimount Energy Storage Facility, will now be reviewed by the state Department of Public Utilities, which can allow energy projects to bypass local site-plan reviews.

Environmental groups have praised the idea of turning this polluted land, formerly an ExxonMobil oil tank farm, into a lithium-ion battery farm that could deliver as much as 700 megawatts of power — roughly the equivalent of a typical nuclear reactor — during times of peak demand. The Trimount project represents the first phase of a broader redevelopment of the former tank farm, which once stretched from Route 16 all the way to the Mystic River, spanning nearly 100 acres. A joint venture of Davis Companies and Global Partners is cleaning up the site and drafting preliminary plans for a sprawling mixed-use complex that could result in as many as 3,000 housing units and millions of square feet of new commercial space.

Everett Mayor Carlo DeMaria protested to Tepper's agency during its review, saying the battery farm is not the kind of economic development he wants in his city. For years, DeMaria has been trying to turn the once-industrial section of Everett, just across the Mystic River from Charlestown, into a dining and entertainment destination anchored by the Encore Boston Harbor casino and hotel that Wynn Resorts opened in 2019 and a soccer stadium that the Kraft Group is considering building for the New England Revolution. The casino went up on the site of a former Monsanto chemical plant, and the Krafts are eyeing a former power plant for their stadium location.

“We feel that being across the river from the Hancocks and the State Streets and all the other beautiful buildings [in Boston], I see that we can do a lot better than a 20-acre battery farm that generates little taxes,” DeMaria said. “This is wrong that they're allowing this to be done in our city. Why isn't this being done in Weston or Brookline or Jamaica Plain? Why does it always have to be Everett's burden to supply everybody with what they need to operate their communities?”

Michael Cantalupa of the Davis Cos. said the additional power supply would augment the rest of the mixed-use development his company envisions for the area, which the firm has christened the Docklands Innovation District.

“There’s plenty of land to make a significant, first-class, mixed-use development and have a substantial impact on the city of Everett,” Cantalupa said. “The Jupiter use fills a critical need for power for the area if we are to attract and serve a vibrant range of uses.”

From Jupiter’s perspective, the company still needs to reach community-benefits and taxation agreements with the city, and executive Hans Detweiler said the company is looking forward to working with DeMaria to address his concerns. Jupiter has a deal in place to buy the land, on either side of Beacham Street, from the Davis-Global venture for the battery farm. He estimates the project will cost at least \$500 million to build, and that the amount of taxes it delivers to the city would be at least 10 times the \$200,000 to \$300,000 a year that Everett collects from the site today. Detweiler hopes to start construction, a roughly two-year process, in 2026.

“It’s going to have a massive increase in revenue for the community,” Detweiler said. “It’s a highly compatible use with a broad range of other types of future development in the area.”

Jupiter has picked this location in part because of its proximity to a major Eversource substation in Everett. The developer, which is owned by investment giant BlackRock, plans to tie the Trimount project into that station with an underground power line. Part of the property sits within what’s known as a Designated Port Area, which limits construction to marine industrial uses. State regulators approved the battery farm as such a use because it could eventually be linked to offshore wind turbines to help store their power for times when the wind isn’t blowing. Only a handful of people would work there once the project is complete, however.

The Jupiter proposal arrives as leaders in the Healey administration and the Legislature are eager to spur grid-scale battery projects like this one, to serve as a backup for intermittent power sources such as solar and wind. The big goal: weaning the region off its reliance on natural gas for electricity generation and reducing the related carbon emissions. In particular, Governor Maura Healey recently signed a climate bill that sets the stage for long-term contracts between electric utilities and battery-farm developers, to help finance the projects.

Maria Hardiman, a spokeswoman for Tepper, noted that the Jupiter project cleans up a polluted fossil-fuel site to support clean energy, and that several local environmental justice organizations submitted letters of support. For example, the Environmental League of Massachusetts said the Trimount project would turn one of the most polluted parcels of land in the region into a key component of a cleaner, greener grid. That sentiment was echoed by Maggie Sullivan, senior attorney with the Conservation Law Foundation, who said in an interview: “We’re glad to see a former dirty energy site being repurposed into what promises to be a clean energy hub with huge potential for community benefit.”

DeMaria, however, signaled that he still plans to fight the Trimount project, even while working with Davis on planning other aspects of the area's redevelopment, and alluded to high-profile fires that have occurred at several other lithium-ion battery farms. "We don't need any more black smoke in our city," DeMaria said. "This is not what we want to see for economic development."