

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
September 15, 2009**

ATTENDEES:

Stephen Kehayes	John Peneda
Lawrence D' Andrea	James Mack
Schenine Mitchell	Silvana Kaminski
Shannon W. Kayen	Thomas Powell
Daniel Kaderabek	John Basile
Sadira Robles	Kevin Schkokako
Stephen E. Faur	Elizabeth Spinelli
Robin Kelliher	Thomas Furlong
Steve D. Marks	

ABSENT:

Benjamin Delisle	Michael Rogers
Joseph Gurkovich	Diana Fainberg
Laura Brinkerhoff	Michael O' Conner
Alan Miller	Laurence Bennett
James Morley	Leigh Jones
Linda Wills	Stephanie Hottendorf
Angela DeQuina	Alan Lambiase

I. WELCOME AND INTRODUCTIONS

This month's meeting was held at the Secaucus Public Library Business Resource Center, Secaucus, NJ. Elizabeth Spinelli called the meeting to order at 10:00 a.m. All attendees introduced themselves and identified their affiliation.

II. REVIEW OF MINUTES

The minutes of the May 12, 2009 meeting were reviewed. A motion was made to accept the minutes by Silvana Kaminski and seconded by Karen Willis. The minutes were accepted unanimously.

III. SITE REVIEW

AREAWIDE ASSESSMENT PROJECTS

Keystone Metal Finishers, Inc., Secaucus NJ

Mr. James Mack, NJIT gave a Power Point presentation on the results and conclusions from the Keystone Metal Finisher's site investigation. The investigation was conducted by NJIT and PMK Group. Mr. Mack provided the members with the background and history of the site. He gave an in depth summary of the investigative process and the findings. The Areawide investigation primarily focused on evaluating the environmental conditions on the portion of the site that could have development potential.

Mr. Mack is confident that the findings will provide enough information for the town to make good decisions on the redevelopment of the property. Once again, Mr. Mack thanked the US EPA for providing the Mobile Lab to conduct groundwater and soil testing.

Next steps: Elizabeth Spinelli, HCEDC, Jim Mack, NJIT and Moshen Hossein, PMK Group will meet with the Town of Secaucus on October 1, 2009 to go over the project results.

BROWNFIELD DEVELOPMENT AREA (BDA)

Harrison, NJ

Stephen Kehayes, NJ DEP reported on the following:

Advance Group – The Riverbend project utility improvements are ongoing. Portions of the property will be available for sale to developers.

Red Bull Arena – The project is going very well and is on schedule to kickoff the 2010 Soccer season. For more information and up to the minute progress on the stadium (via webcam) please visit the Red Bull Arena website at www.redbullarena.us/arena-features.html

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Hartz Mountain site – Is in the process of resolving the PCB issues. Mr. Kehayes reported that NY/ NJ Port Authority's Path Station project is progressing and that they are exploring opportunities to acquire a portion of Hartz Mountain properties located near the Harrison Path Station.

Pegasus Group - Has partnered with The Hudson County Improvement Authority on the construction of a 1, 400 car parking deck. The concrete super structure is up. The NJ DEP will issue comfort letter to Pegasus Group's lending institution so they can start phase 1 on blocks 115, 116 and 117.

Roseland Properties – Phase 1 of the River Park project on Harrison Avenue has been completed and is tenant occupied. The project's success has stimulated interest in retail and hotel development on the corner property on Harrison Avenue.

Mr. Kehayes said that even with the downturn in the economy, the Harrison BDA continues to move forward.

Thomas Powell, Township of Harrison applauded the BDA project and the benefits that it will bring to all residents of Harrison.

**IV. GUEST SPEAKER: Ms. Shannon W. Kayen, President & COO, The Solar Center, Inc,
Mr. Daniel Kaderabek, Sales Manager, The Solar Center, Inc.**

Ms. Kayen gave a presentation on her company's services and development and growth of the solar industry. The Solar Center is one of the east coast's leading providers of solar energy systems. The company's primary business focus is the design and installation of solar electric systems for commercial and residential customers in New Jersey, New York and Connecticut. As of 2009, The Solar Center has over 500 photo voltaic and solar hot water installations. The company has installed over 5 Mega Watts of power production since its inception in 2005. Ms. Kayen's explained the difference between solar electricity and solar hot water. She also provided an excellent overview on how solar cells work and solar energy is produced. Ms. Kayen demonstrated how you can reduce power usage and costs using solar energy. She informed the group one of The Solar Center's key initiatives is to meet New Jersey's goal of producing 20% of all renewable energy needs with clean energy by 2020.

Ms. Kayen introduced her colleague Mr. Daniel Kaderabek who discussed the Renewable Portfolio Standard (RPS). The Renewable Energy Standard is a regulation that requires the increased production of energy from renewable energy sources, such as wind, solar, biomass, and geothermal. Another important topic discussed was Solar Renewable Energy Credits (SRECS) which are tradable environmental commodities in the United States that represent proof that 1 megawatt-hour (MWH) of electricity was generated from an eligible renewable resource. He further explained the benefits that renewable energy consumers enjoy. Listed below are some of the benefits of investing in solar energy:

Financial Benefits

Tremendous cost savings over time
Protection from future rate increases
Energy independence, produce your own energy
Longevity, power production warranted for 25 years
30% Federal tax credit
State of NJ commercial rebate
Payback in 5 to 7 years (Commercial)
NJ EDA interest free loans
PSEG Solar Loan Program
SREC's
Good PR

Environmental Benefits

Non polluting, sustainable energy source
Quite and reliable
Fulfill corporate green initiatives / reduce carbon footprint
Avoid carbon, nitrous and sulfur oxides
Good PR

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Lastly, Mr. Kaderabek talked about Power Purchase Agreements (PPA). These are agreements between independent power suppliers and the energy purchaser. Terms commonly range between 5 to 25 years. Ms. Kayen added that Power Purchase agreements are a good option for nonprofit organizations and companies that may be capital challenged.

The discussion was very enlightening and provided the Stakeholders with excellent information on Solar Renewable Energy.

For more information on the Solar Center and Renewable Energy visit their website at:
www.thesolarcenter.com.

V. OLD/NEW BUSINESS

The US EPA Grant proposal deadline is October 16, 2009.

Mr. Kehayes, NJ DEP announced that the US EPA Region 2 will be offering a Grantee Outreach Workshop at their New York office on September 29, 2009.

Elizabeth Spinelli, Executive Director of HCEDC announced that we are preparing for our first Brownfields Revolving Loan Fund Program meeting.

VI. ADJOURNMENT

The meeting was adjourned at 12:00 p.m.

The next meeting will be on January 12, 2010.

Respectfully submitted,

Thomas Furlong
Brownfields Coordinator