

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
January 12, 2010**

ATTENDEES:

Stephen Kehayes
Alan Miller
Schenine Mitchell
Silvana Kaminski
Thomas Powell
Susan A. McCurrie
Linda Wills
Robin Kelliher
Steve D. Marks
Diana Fainberg
Elizabeth Spinelli

ABSENT:

Benjamin Delisle	Michael Rogers
John Peneda	Laurence Bennett
Laura Brinkerhoff	Leigh Jones
James Mack	Alan Lambiase
James Morley	
Angela DeQuina	
Thomas Furlong	
Stephanie Hottendorf	

I. WELCOME AND INTRODUCTIONS

The 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 September 15, 2009 meeting were reviewed. A motion was made to accept the minutes by Silvana Kaminski and seconded by Stephen Marks. The minutes were accepted unanimously.

III. SITE REVIEW

AREAWIDE ASSESSMENT PROJECTS

Keystone Metal Finishers, Inc., Secaucus NJ

Elizabeth Spinelli, HCEDC, Jim Mack, NJIT will schedule a meeting with Mayor Gonnelli and the Town of Secaucus to present the final report on the Areawide Project.

BROWNFIELD DEVELOPMENT AREA (BDA)

Harrison, NJ

Stephen Kehayes, NJ DEP announced that Hudson County now has four BDA's: Bayonne, Harrison, Jersey City and the new Kearny BDA. Mr. Kehayes reported on the following:

Red Bull Arena – Is scheduled to open in the spring of 2010.

Advance Group – The property is ready for development. Once Advance receives an approval letter from the NJ DEP, they will transfer the development rights to other developers.

Harrison Commons (Pegasus Group) – The super structure is up for the Parking Deck that will support the new transit station and Arena. The demolition work on other phases of the project is almost completed. Once remediation is completed construction will begin.

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Roseland Properties – Is currently working on acquiring additional properties.

Bayonne, NJ

The Developer of the Bayonne Crossings Shopping Center, Cameron Group, LLC is acquiring additional properties. The NJ DEP received Cameron Group's final Remediation Workplan. The Remedial Barrier System is currently being installed.

Jersey City, NJ

Active remediation portion is completed and caps are being installed. The site will be developed into two portions. The Northern portion will be developed into a City owned office building with parking. The project is shovel ready. Mill Creek itself is being investigated to improve the water quality. There are some smaller properties on the site that are in the early stages of development.

BDA Program Items:

The Attorney General's office advised the NJ DEP that DEP oversight costs can no longer be paid out from HDSRF. The NJ DEP estimated that the oversight costs are about 10% of the grant. Mr. Kehayes informed the group that additional information on this very important subject was available if anyone requested it.

Miscellaneous Projects:

Mr. Kehayes reported that the Jersey City Redevelopment Agency is heading up a project called Berry Lane Park. The site is located in the Morris Canal Redevelopment Area. The site is approximately 13 acres and will be one of the largest parks in Jersey City

Elizabeth Spinelli, HCEDC announced that we have funds available to all developers that may need financing for PA/SI.

IV. GUEST SPEAKER: Honorable Susan McCurrie, Esquire, Counsel for Hudson County.

It was an honor to have one of our founding members speaks at our winter meeting. Ms. McCurrie applauded the Stakeholders Group on the success of the Hudson County Brownfields Program.

Ms. McCurrie discussed the new Kearny BDA. The project covers 77 acres located on the Southwest portion of Kearny on the Passaic River. Ms. McCurrie gave a brief history of the land. She informed the group that the BDA is a designated Redevelopment Area that consists of six redevelopment projects. Ms. McCurrie stated that the current economy has stalled the redevelopment process. The Town of Kearny is hopeful and expects that the BDA will jump start the redevelopment process.

Ms. McCurrie said that the Town of Kearny is engaging in the BDA process and is looking forward to working with the Steering Committee and the NJ DEP on the project. The Steering Committee is scheduled to have their first meeting on January 21, 2010. The BDA is a mixed use project that will include residential development and a commercial shopping district.

Kearny's has had redevelopment plan. The plan envisioned store fronts, walkways, open space, commercial buildings and residential development. The project area serves as a gateway into the Town of Kearny.

The discussion stimulated a lot of interest and productive conversation about the project.

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V. OLD/NEW BUSINESS

Elizabeth Spinelli, will invite the new mayor of Secaucus, Mayor Michael Gonnelli to our May 11, 2010 meeting to introduce him to the Stakeholders Group.

Elizabeth Spinelli would like to form a Hudson County BDA Coalition so that the BDA's can exchange ideas, discuss challenges and share successes.

Mr. Kehayes announced that the deadline for 2010 BDA applications is March 31, 2010.

Elizabeth Spinelli announced that she has become President of the Northeastern Economic Developers Association (NEDA).

Stephen Marks announced that on January 20, 2010 at 12:30 p.m. the Hudson County CEDS Committee will be considering the Hudson County CEDS Plan. Also on January 20, from 10:00 a.m. to 12:00 p.m. the Open Space Trust Fund Advisory Board will be having a mandatory pre submission conference.

VI. ADJOURNMENT

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

The next meeting will be on May 11, 2010.

Respectfully submitted,

Thomas Furlong
Brownfields Coordinator