

Harnessing the Sun to Redevelop Distressed Properties in Ohio

February 28, 2024



CEP
RENEWABLES

McDonald Hopkins
A business advisory and advocacy law firm®

OBXL
ENERGY PARTNERS



About Us

CEP Renewables develops, engineers, and constructs utility-scale solar plants across North America. Our expertise allows us to take on particularly challenging projects such as brownfields and landfills, repurposing such land for beneficial, sustainable, clean energy. We help landowners, farmers, and municipalities increase their property value while reducing carbon emissions and enhancing the quality of life for generations to come.

At IMC Solar, we bring together the people and resources to Develop, Finance, Build, and Operate solar facilities across the United States. You don't have to choose between making the planet cleaner and making money... you can do both. Sustainable ("green") practices in a company don't just help the planet; they can help a company's bottom line. In many cases, it's no longer a choice between the low-cost model and the sustainable model, because the two are one in the same.

Owl Energy Partners brings sophisticated financial and design tools to prospective solar energy customers. We work on commercial net metered projects as well as large-scale community solar projects.

Founded in 1930, McDonald Hopkins is a business advisory and advocacy law firm with locations in Baltimore/Annapolis, Chicago, Cleveland, Columbus, Detroit, and West Palm Beach. With more than 170 attorneys and 50 service and industry teams, McDonald Hopkins is the destination for a diverse array of companies looking for business-focused solutions to complex legal issues. Learn why McDonald Hopkins is the destination law firm for your business at mcdonaldhopkins.com.



We Develop, Design, Build and Energize Community Scale Solar Plants.

We have developed solar plants in Europe, Asia, and North America. CEP also has expertise in redeveloping particularly challenging sites such as brownfields, landfills, and areas of historic fill, re-purposing such land for productive use facilitating economic growth, reducing carbon emissions, and helping the State of Ohio increase its energy options and companies meet their renewable energy goals.

Design



Develop



Build



Energize



We are proud members of:



Board Member



Our Expertise



With over \$250 Million worth of projects in the past three years and over a gigawatt of approved projects currently under development. We are a leading innovator, designer, and developer of large-scale solar field projects across the United States and around the globe. Each site presents its unique obstacles requiring multiple levels of permitting.



Over one billion in approved project value



Leader in brownfields and landfills



Over a gigawatt of projects under development



Global Experience:

North America, Europe, Asia



Mt. Olive - 25.6 MW



Mill Road - 18 MW



BEMS - 10 MW



South Brunswick - 13 MW



Old Bridge - 10.7 MW



Franklin - 10 MW



Pohatcong - 10 MW



Quakertown - 10 MW



Washington - 10 MW



Monroe - 14.7 MW

Versatility of Project development



Project Spotlight:

Mt. Olive, New Jersey

Landfill - EPA Superfund Site

Budd Lake, New Jersey
25.6 - MW

**The Largest Landfill
Solar Project in North
America**

**POWER Magazine –
Top Renewable
Energy Plant of the
Year Award - 2023**



Project Spotlight:

Brooklyn, Ohio



Landfill – First landfill solar project in Ohio.

Constructed on 17 acres of the closed City of Brooklyn Landfill

Commercial operation September 2018

4 MWdc

Virtual net metered approach

2018 Solar Builder – Project of the Year



Impact: by the numbers



325,000

Modules installed total



394,529,958

Mile driven by an average gasoline-powered passenger vehicle



2,691,360

MW generated over 25 years



2,198,204

Tons of burned coal avoided over 25 years



2,628,141

Tree seedlings grown for 10 years



6,490,407

Propane cylinders used for home barbeques



19,334,284,366

Number of smartphones charged



30,926

homes' electricity use for one year



Opportunities in Ohio



Target Properties in Ohio

- Landfills
- Brownfields
- Areas containing historic fill
- Contaminated ground
- Reclaimed mining lands
- Gob piles
- Quarries
- Old dilapidated industrial sites
- Abandoned commercial industrial plants, factories and or blighted ground



Risk Mitigation



For owners and developer during key project time periods

- Due Diligence
- Permitting
- Construction
- Operation

- Topics: Contractual & practical, insurance, confidentiality, expectations, means and methods.



Regulatory Regime



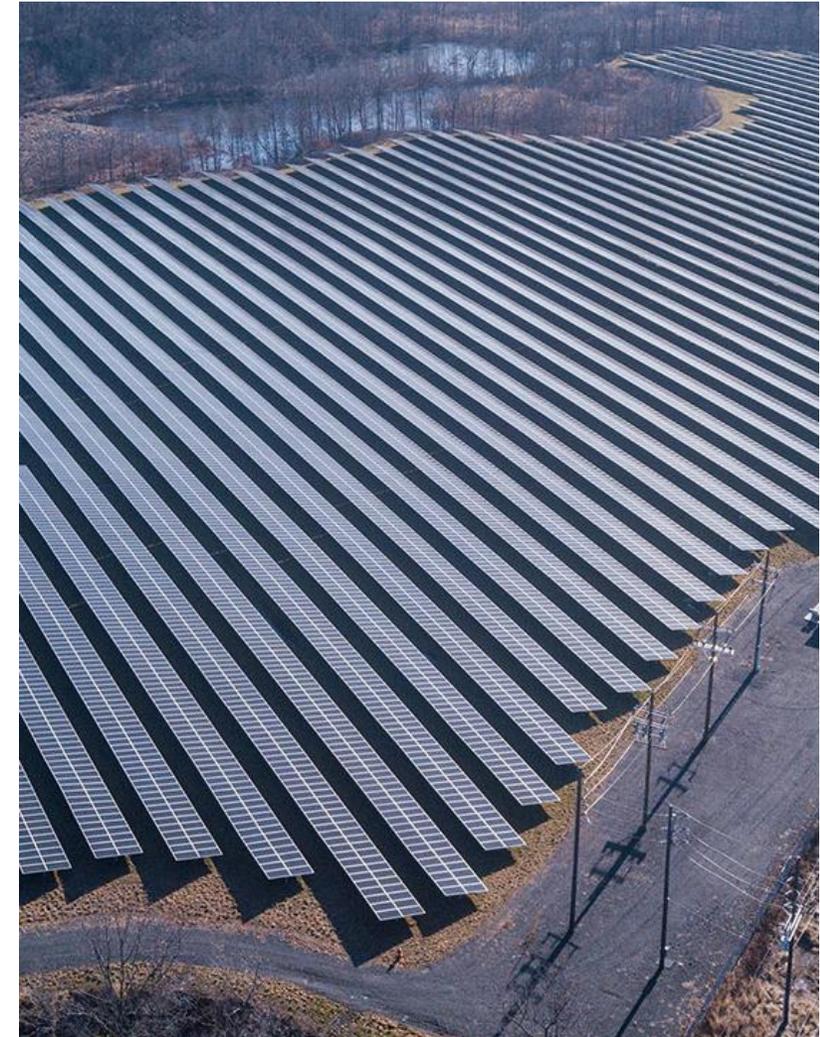
Secure Land Control

Federal Permits

State Permits

Municipal and County Permits

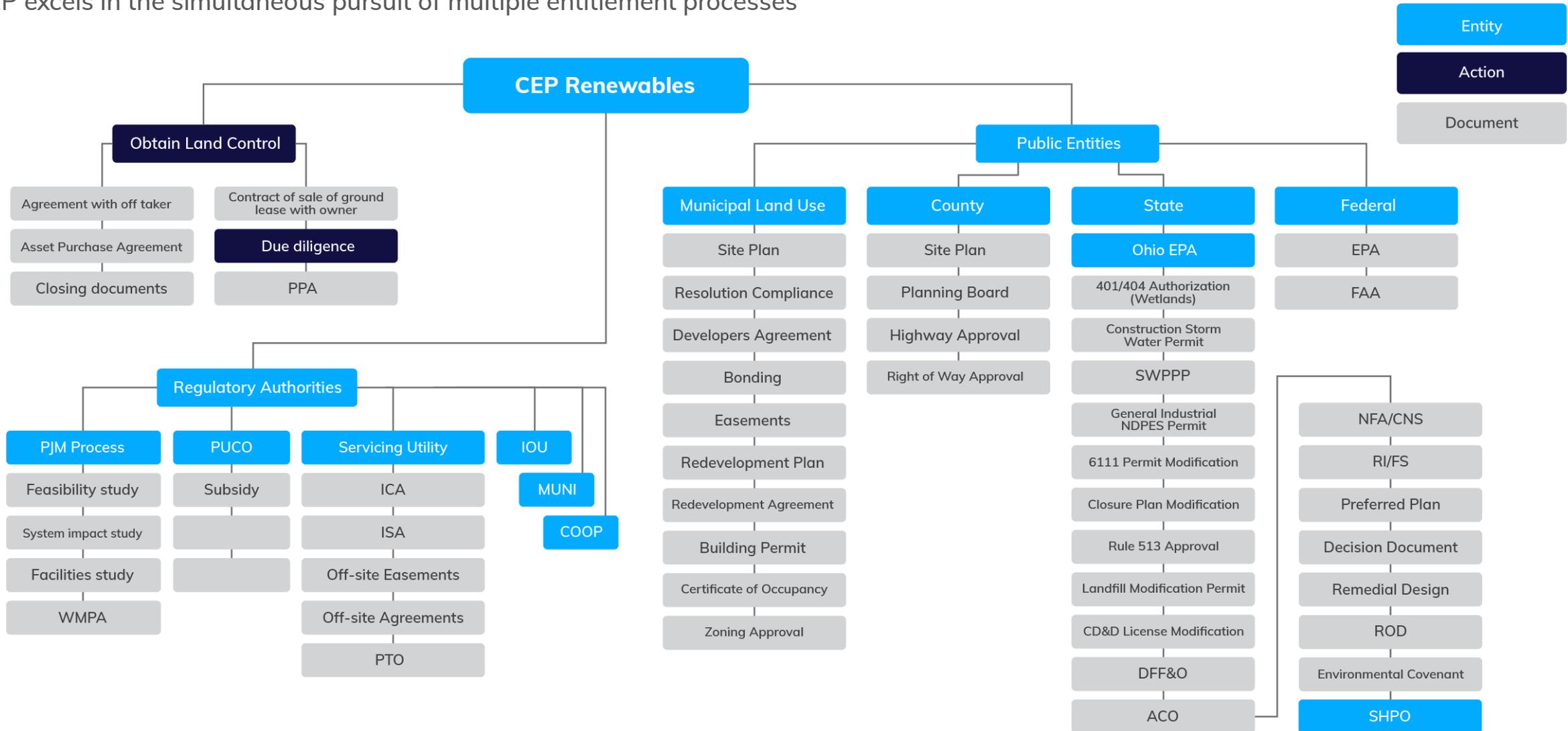
Interconnection Approvals



Development Process



CEP excels in the simultaneous pursuit of multiple entitlement processes





Contact

Kurt Prinic - Kurt_Prinic@ceprenewables.com

440-318-4681

P.O. Box 23474 Chagrin Falls, OH 44023

www.ceprenewables.com

Jen Hull - Jhull@imc.energy

304-280-1126

67770 Mills Rd. St. Clairsville, OH 43950

www.imc.energy



Michael W. Wise

MEMBER

Cleveland, Columbus
216.430.2034 | mwise@mcdonaldhopkins.com

OVERVIEW

Mike is a Member at McDonald Hopkins, the former Co-Chair of the firm's Energy Practice Group and prior Chairman of the Firm's Government and Public Finance Group. Mike has extensive experience in the shale industry. He is also working directly with a number of advanced / renewable energy companies on finance and regulatory issues. Mike's practice includes both oil and gas issues and solar energy development.

Prior to joining McDonald Hopkins, Mike was the Director of Governor Taft's Regional Economic Development Office in Cleveland, where he was the senior liaison between the Cleveland business community and the Governor. While at the Governor's office, he was involved in numerous major public / private partnerships. Mike continues to assist clients in financially engineering their projects with the assistance of public support.

Mike is also a former member of the Ohio General Assembly, where he served as Chairman of the Higher Education Subcommittee. Mike carried two key major education Bills that became law. One was to bring vouchers to the City of Cleveland and the other was to install the Cleveland mayor as CEO of the Cleveland Public School District. Mike is also the former Co-Chair of the Cuyahoga County Republican Party. He served on the Republican State Central Committee and has acted as Special Counsel to the Ohio Attorney General for the last 20 years. Finally, Mike served for eight years as an elected Township Trustee.

Mike earned his J.D. from Case Western Reserve University School of Law in 1990. He attended Gordon Conwell Theological Seminary and received a B.A., with highest honors, from Grove City College in 1984.

Practice Focus

Energy | Oil and gas | Renewable energy development | Solar energy development | Public law | Environmental, social and governance (ESG) | Government relations | Erosion control and Special Improvement Districts | Public finance

Industries

Solar energy for universities and academic institutions

Michael W. Wise

Representative Cases & Matters

- Represents a national oil and gas driller with respect to government issues and land rights.
- Represented an energy company in regards to FERC permits for an offshore installation.
- Represented a renewable energy company in regards to its FERC and Army Corp permits for river installations.
- Obtained a new Final Rule regarding tire registration for a distributor.
- Represented a consortium of coal companies in securing a federal appropriation.
- Representation of trade group of Ohio industrials regarding energy issues.
- General counsel for an offshore wind project.
- General counsel for an energy development company.
- Represented nationwide solar EPC on development issues.
- Represented nationwide solar lender on project financing.
- Represented multiple regional solar developers on project development.
- Representation of a national association with respect to election law disputes.
- Representation of a steel manufacturer with respect to a \$250 million federally guaranteed loan.
- Representation of a major steel manufacturer with respect to a bankruptcy workout.
- Lobbied for a coalition of Fortune 1000 companies regarding asbestos legislation.
- Representation of companies with respect to government economic assistance packages.
- Representation of multiple steel companies on carbon reduction initiative.
- Representation of a shale E&P with focus on legislative, regulatory, and water issues.
- Formation and representation of an industrial water company.

■
Assisted pipeline EPC with state and FERC related issues.

■

PPP projects include multiple sports stadiums, highways, convention centers, and short line railroads.

Honors & Recognition

Presidential Citation Award, Academy of Medicine of Cleveland and Northern Ohio

Forty Under 40: The Class of 1995, Crain's Cleveland Business

Leadership Cleveland: The Class of 1994

Ohio Roundtable Leadership in Government Award (1994)

Selected as a Best Lawyer in America (2020-2024)

Michael W. Wise

Credentials

EDUCATION

Case Western Reserve University School of Law

Gordon Conwell Theological Seminary

Grove City College

ADMISSIONS – COURT

U.S. District Court for the Northern District of Ohio

U.S. District Court for the Southern District of Ohio

ADMISSIONS – STATE

Ohio

Pennsylvania

West Virginia

Professional & Civic

PROFESSIONAL ACTIVITIES

Ohio Oil and Gas Leasing Commission

American Council of Young Political Leaders

SEIA

COMMUNITY INVOLVEMENT

Oil and Gas Land Management Commission Board Member (9/30/2018 - 9/29/2023)

Chagrin Falls Township Trustee (2009-2018)

Cuyahoga County Republican Party, Co-Chair (2000-2005)

Governor Taft's Northeast Ohio Regional Representative (1999-2000)

Ohio State Representative; Chairman, Higher Education Subcommittee (1992-1998)

Michael W. Wise

News & Insights

NEWS | AUGUST 17, 2023

55 McDonald Hopkins attorneys recognized in the 2024 editions of *The Best Lawyers in America* and *Best Lawyers: Ones to Watch in America*

NEWS | AUGUST 18, 2022

50 McDonald Hopkins attorneys recognized in the 2023 editions of *The Best Lawyers in America®* and *Best Lawyers: Ones to Watch in America™*

BLOG POST | MARCH 30, 2022

Global energy events are changing the course of the ESG movement in the US

BLOG POST | OCTOBER 6, 2021

Is your business prepared to deal with electricity price shocks?

BLOG POST | SEPTEMBER 13, 2021

Markets paying close attention to ESG in agricultural industry

NEWS | AUGUST 19, 2021

50 McDonald Hopkins attorneys recognized in *The Best Lawyers*

BLOG POST | JULY 28, 2021

Companies must adapt as investors' increased emphasis on ESG proves these new standards are here to stay

BLOG POST | MARCH 10, 2021

Congress passes the American Rescue Plan after multiple delays

BLOG POST | DECEMBER 21, 2020

Ohio governor signs bill spearheaded by Senator Dolan, allowing "Benefit Corporations"

BLOG POST | NOVEMBER 23, 2020

House Bill 218 expanding the use of public-private partnerships

BLOG POST | AUGUST 24, 2020

House of Representatives passes emergency USPS legislation

NEWS | AUGUST 20, 2020

Lawyer of the Year honorees Riley and Welin among 42 McDonald Hopkins attorneys recognized as 2021 Best Lawyers

BLOG POST | AUGUST 10, 2020

President Trump bypasses Congress and introduces four new executive actions to address COVID-19

BLOG POST | AUGUST 3, 2020

Senate Republicans introduce a new stimulus package: The HEALS Act

Michael W. Wise

ALERT | JULY 6, 2020

States begin to mandate facial coverings in effort to combat COVID-19

BLOG POST | JULY 6, 2020

Moving Forward Act passes through the House of Representatives but faces uncertain future

BLOG POST | JUNE 29, 2020

Digesting the Moving Forward Act's expansive public finance provisions

BLOG POST | JUNE 26, 2020

House of Representatives Democrats push for complete overhaul of America's infrastructure in new Moving Forward Act

BLOG POST | MAY 26, 2020

Ohio Department of Health modifies the Stay Safe Ohio Order: What actually changed?

BLOG POST | MAY 18, 2020

Ohio set to expand civil immunity measures: What the healthcare industry and other businesses should watch for

ALERT | MAY 15, 2020

HEROES Act: House of Representatives pass the largest economic stimulus bill in history

BLOG POST | MAY 4, 2020

Ohio businesses move towards a slow and restricted reopening

BLOG POST | APRIL 27, 2020

Ohio set to begin phased reopening Friday, May 1

BLOG POST | APRIL 23, 2020

A timeline for returning to normal: When will each state reopen?

BLOG POST | APRIL 23, 2020

States reopening despite federal guidelines

ALERT | APRIL 23, 2020

Congress passes \$484B coronavirus relief bill

BLOG POST | APRIL 21, 2020

Comparing stay-at-home orders: Permitted activities in one state may be a violation in another

BLOG POST | APRIL 21, 2020

Only limited construction projects permissible under Michigan stay-at-home order

BLOG POST | APRIL 8, 2020

Available state resources and incentives

ALERT | APRIL 7, 2020

Confusion remains as state attorneys general order businesses to shutdown

Michael W. Wise

BLOG POST | APRIL 6, 2020

Floridians ordered to stay home with exceptions to perform essential activities through April 30

ALERT | APRIL 2, 2020

Ohio to extend stay-at-home order until May 1

BLOG POST | APRIL 1, 2020

Updated guidance on SBA economic disaster loans

BLOG POST | MARCH 31, 2020

New businesses and workers considered essential under updated CISA guidelines

NEWS | MARCH 31, 2020

Major disaster declaration critical to Ohio governments

BLOG POST | MARCH 27, 2020

Ohio elections, taxation, open meetings, water utilities and more: Public entities affected by sweeping state COVID-19 response

ALERT | MARCH 26, 2020

CARES Act: An early analysis of the historic Coronavirus Aid, Relief and Economic Security Act

BLOG POST | MARCH 25, 2020

Navigating a stay-at-home order: Is your business non-essential?

BLOG POST | MARCH 23, 2020

Navigating through economic instability and COVID-19: SBA economic injury disaster loans

BLOG POST | MARCH 23, 2020

Illinois non-essential businesses forced to close through April 7

BLOG POST | MARCH 23, 2020

Michigan non-essential businesses forced to close through April 13

ALERT | MARCH 22, 2020

Ohio non-essential businesses forced to close through April 6

NEWS | DECEMBER 9, 2019

MH serves as counsel in second solar project of the year

BLOG POST | AUGUST 23, 2019

In the face of cybersecurity threats, federal court orders Georgia to reform voting systems

NEWS | AUGUST 14, 2019

41 attorneys from McDonald Hopkins recognized as 2020 Best Lawyers®

BLOG POST | AUGUST 5, 2019

Efforts underway to mitigate cyber risks facing US elections

Michael W. Wise

BLOG POST | JUNE 28, 2019

Federal Energy Regulatory Commission expands cybersecurity incident reporting requirements

BLOG POST | JUNE 14, 2019

Texas enacts new laws bolstering cybersecurity of utilities and electric cooperatives

BLOG POST | NOVEMBER 26, 2018

What's driving Ohio's new political map: Shale or Trump? ... Shale!

BLOG POST | OCTOBER 29, 2018

Fighting energy poverty with natural gas

BLOG POST | OCTOBER 15, 2018

Utica Summit VI: What We Learned in Canton, Ohio

BLOG POST | OCTOBER 5, 2018

The role of trade in Trump's principled realism

BLOG POST | OCTOBER 5, 2018

Natural gas boom in Appalachia and Northeast is good for region, and it serves national interest

BLOG POST | SEPTEMBER 25, 2018

The incredible impact of natural gas on Ohio and the U.S.

BLOG POST | AUGUST 13, 2018

Brooklyn Solar Project Update

BLOG POST | MAY 22, 2018

Solar is "in" in Brooklyn, Ohio

NEWS | APRIL 26, 2018

McDonald Hopkins holds discussion to examine impact of tariffs on U.S. solar development

NEWS | APRIL 5, 2018

"IGS Solar to Begin Construction of Solar on Landfill Site in Ohio"

NEWS | APRIL 5, 2018

"Dublin-based IGS to develop solar farm on former landfill near Cleveland"

BLOG POST | APRIL 4, 2018

What is causing the U.S. decline in CO2 emissions?

BLOG POST | FEBRUARY 22, 2018

Massachusetts' NIMBY approach to energy is jeopardizing the environment globally

BLOG POST | FEBRUARY 2, 2018

Change in policy needed to ensure untapped energy potential is reached

BLOG POST | FEBRUARY 1, 2018

4 unappreciated truths about natural gas

Michael W. Wise

BLOG POST | JANUARY 3, 2018

Northeast utilizing dirty, expensive fuel oil – not clean natural gas – during this deep freeze

BLOG POST | JANUARY 2, 2018

Midwest rides out record cold with economical natural gas

NEWS | JANUARY 2, 2018

MH Business Exchange Episode 4 forecasts the future of the US energy market and its impact on the economy

PODCAST | JANUARY 2, 2018

Episode 04: Forecasting the US energy market

NEWS | OCTOBER 12, 2017

"Kasich announces appointments to state boards and commissions"

BLOG POST | SEPTEMBER 18, 2017

Trump can lead an energy renaissance that environmentalists should support

BLOG POST | SEPTEMBER 5, 2017

An active FERC could achieve a win-win-win

BLOG POST | AUGUST 10, 2017

Dysfunction in Washington impacts energy projects

BLOG POST | JUNE 30, 2017

Trump's Energy Week focuses on America's energy dominance

BLOG POST | JUNE 26, 2017

Unique solar platforms offer new energy solutions

BLOG POST | JUNE 19, 2017

Shale industry closing the door on energy re-regulation in Ohio

BLOG POST | MAY 26, 2017

Appalachia rising

NEWS | MAY 12, 2017

"Charter Steel's planned \$153 million expansion in Cuyahoga Heights wins a key approval"

NEWS | MAY 12, 2017

"Brooklyn solar farm work to start soon"

BLOG POST | MAY 4, 2017

Shale midstream at a crossroads

BLOG POST | MAY 1, 2017

Comparing 100 days of Trump vs. Obama

BLOG POST | APRIL 25, 2017

2017 is affirming that shale is transformative

Michael W. Wise

BLOG POST | MARCH 3, 2017

In Ohio energy policy, the new squares off with the old

BLOG POST | MARCH 1, 2017

Update on Trump's energy initiatives

NEWS | FEBRUARY 17, 2017

"Solar farm proposed for Brooklyn landfill clears another hurdle"

BLOG POST | FEBRUARY 13, 2017

Can natural gas prices break out?

BLOG POST | JANUARY 26, 2017

President Trump's Energy Plan

BLOG POST | JANUARY 9, 2017

The Ohio Chamber of Commerce and Ohio Shale

ALERT | JANUARY 3, 2017

Ohio governor vetoes sales tax exemption for oil and gas equipment

ALERT | DECEMBER 20, 2016

Ohio Dormant Mineral Act decision appealed to US Supreme Court

NEWS | DECEMBER 13, 2016

"Where will Cuyahoga County build its first solar farm?"

BLOG POST | NOVEMBER 15, 2016

Appalachian Shale's Trump Card

BLOG POST | OCTOBER 26, 2016

MH Energy Exchange Ep. 001: The Republican Party energy platform with Dan Carter

BLOG POST | OCTOBER 14, 2016

More natural gas pricing trends

BLOG POST | SEPTEMBER 26, 2016

Natural gas breaks through \$3

BLOG POST | SEPTEMBER 23, 2016

Big Ohio shale shout out

BLOG POST | SEPTEMBER 22, 2016

Conservatives and clean energy

ALERT | SEPTEMBER 16, 2016

Ohio Supreme Court decides three critical Dormant Mineral Cases

BLOG POST | AUGUST 3, 2016

Post-Convention Energy Insights

Michael W. Wise

BLOG POST | JULY 5, 2016

Golden Age of US Energy

BLOG POST | JUNE 13, 2016

US energy security is on the rise

BLOG POST | MAY 31, 2016

Who is #1 in the Utica?

BLOG POST | MAY 26, 2016

State of shale dependent on responsible energy policy

BLOG POST | APRIL 7, 2016

More on the presidential hopefuls and energy policy

BLOG POST | MARCH 11, 2016

Governor Kasich steps out on energy

BLOG POST | MARCH 2, 2016

Say what?! Energy Secretary Moniz and the pipeline problem

BLOG POST | JANUARY 20, 2016

It is time for Congress to support the US Oil & Gas Industry

BLOG POST | DECEMBER 29, 2015

End of the year energy cheer

BLOG POST | DECEMBER 14, 2015

It's the Utica...

BLOG POST | DECEMBER 7, 2015

It's the shale stupid

BLOG POST | NOVEMBER 9, 2015

Seeking natural gas price equilibrium

BLOG POST | SEPTEMBER 22, 2015

Former GOP candidate [and Harvard University!] show way on energy

BLOG POST | AUGUST 24, 2015

Obama's natural gas dance

BLOG POST | AUGUST 19, 2015

Daniel Yergin on oil's historic year

BLOG POST | AUGUST 7, 2015

Debate 2015: Where is the energy?

BLOG POST | JULY 17, 2015

US shale and Utica are astounding

Michael W. Wise

BLOG POST | JUNE 18, 2015

More on Ohio's budget: Less severance

BLOG POST | JUNE 8, 2015

It's June and it's Ohio Budget Time

BLOG POST | MARCH 16, 2015

Can Solar Stay Hot?

BLOG POST | MARCH 10, 2015

Could An Ohio Ballot Initiative Unite Severance Tax Foes?

NEWS | FEBRUARY 11, 2015

Cogeneration Coalition formed to assist in the development of favorable public policy

BLOG POST | JANUARY 27, 2015

Utica in 2015 and the Oil and Gas Severance Tax

EXTERNAL NEWS & PUBLICATIONS

"Utica Shale Production in a Slump, Waiting for Next Boom," *Geauga County Maple Leaf*, March 26, 2015

"How energy projects are driving the national, state and local economies," *Smart Business Magazine*, April 2012

"How to find the best electricity provider to meet your needs," *Smart Business Magazine*, July 2010

"Energy savvy business," *Smart Business Magazine*, August 2009

Events

SPEAKING ENGAGEMENT | RENAISSANCE COLUMBUS DOWNTOWN HOTEL | FEBRUARY 28, 2024

28th Annual Ohio Energy Savings and Management Conference

SPEAKING ENGAGEMENT | HYATT REGENCY COLUMBUS | JANUARY 25, 2022

2022 Ohio Business Tax Conference

MCDONALD HOPKINS EVENT | WEBCAST ONLY | JUNE 9, 2021

Public Law in Practice - Ohio's New Tool to Fund Erosion Control Projects

SPEAKING ENGAGEMENT | FEBRUARY 18, 2021

Ohio Energy Management Conference & Virtual Institute

MCDONALD HOPKINS EVENT | NOVEMBER 21, 2019

A Decade of Shale: Benefits and Challenges for Ohio and Appalachia

SPEAKING ENGAGEMENT | REGIONAL LEARNING ALLIANCE | NOVEMBER 27, 2018

2018 TriState Infrastructure Summit

SPEAKING ENGAGEMENT | FIFTH THIRD CENTER | APRIL 24, 2018

U.S. Solar Development in a Tariff World

Michael W. Wise

MH WEBCASTS | FIFTH THIRD CENTER | JUNE 27, 2017

Going Solar in Ohio and Beyond

MH WEBCASTS | FIFTH THIRD CENTER | MAY 22, 2017

LUNCH WITH Ohio State Senator Matt Dolan

SPEAKING ENGAGEMENT | NOVEMBER 29, 2016

Shale Update: 2016 Analysis | 2017 Forecast

MH WEBCASTS | FIFTH THIRD CENTER | JUNE 15, 2016

Energy Forum: Oil and gas revisited

MH WEBCASTS | FIFTH THIRD CENTER | DECEMBER 1, 2015

Energy Forum: Shale Update: 2015 analysis | 2016 forecast

MCDONALD HOPKINS EVENT | FIFTH THIRD CENTER | JANUARY 20, 2015

Energy Forum: Utica Outlook 2015

SPEAKING ENGAGEMENTS

Moderator, Energy Forum on Natural Gas Vehicles (NGV), June 7, 2012

"State Renewables Policies – Lessons Learned After a Decade of Success," ABA/ACORE Webinar, Moderator, February 15, 2012

Co-Chair of the monthly ABA/ACORE Webinar Series

Steven P. Gouin

Shareholder

Phone: (732) 741-3900

sgouin@ghclaw.com

PRACTICE AREAS

Real Estate

Redevelopment

Land Use & Development Law

Renewable Energy

Energy, Climate Change and Public Utilities



Steve is a shareholder and member of the firm's Real Estate, Redevelopment, and Renewable Energy practice groups. Steve regularly represents developers, investors, landowners, and other business interests in connection with complex real estate, land use, and redevelopment matters. Across all aspects of his practice, Steve strives to find practical, cost-effective, and efficient solutions to complex development, permitting, and financing challenges.

Steve has acted as redevelopment counsel for some of the largest and most impactful redevelopment projects in the state across the residential, industrial, and commercial sectors. For the past several years, Steve has acted as redevelopment, transactional, and financing counsel for the developer of a major, \$100+ million redevelopment project in Union Township, NJ, which includes over 300 residential units, 30,000 s.f. of commercial space, a parking deck, and various off-site improvements. Steve is serving as redevelopment counsel to the developer of a 4,000,000 s.f. (total) industrial redevelopment project in Old Bridge, NJ - a project that requires a complex redevelopment agreement and financial agreement with the Township. Steve is also serving as redevelopment, transactional, and land use counsel to the developer of a major commercial redevelopment project in Oceanport, NJ, located on the former Fort Monmouth Army Base, that consists of several hundred thousand s.f. of commercial, retail, and office space.

Aside from his traditional redevelopment and land use practice, Steve regularly counsels developers of renewable energy facilities across all aspects of development - from site acquisition, to approvals, to project disposition. Among his successful projects are three of the largest solar arrays ever developed on former USEPA "Superfund" sites. The first, the Mount Olive Solar Farm, is a 26.5 MW dc facility that is the largest solar facility ever developed on a landfill in the United States. Steve acted as redevelopment and transactional counsel for the developer in a project that was particularly complex as it involved negotiations with USEPA, a tax lien foreclosure, a structured liability and cost-sharing agreement with NJDEP, and redevelopment and off-site infrastructure agreements with Mount Olive Township. The Mount Olive project won the award for Innovative Project of the Year from the New Jersey League of Municipalities in 2021 and was the site of Governor Murphy's signing of Executive Order No.

274, which established even more aggressive greenhouse reduction goals for the State of New Jersey. Additionally, Steve represented the developer of a solar facility at the former Ciba-Geigy (now BASF) property in Toms River, NJ. That facility, a 30 MW dc solar array, is the largest facility ever developed on a former USEPA Superfund Site. Finally, Steve represented the redeveloper of the BFI Landfill in South Brunswick, NJ (one of the first sites ever placed on the USEPA's "Superfund" National Priorities List). Steve participated in all aspects of the transaction, which included site control, regulatory approvals, environmental matters, outside agency land use approvals, Township approvals, and asset sale. The end result is a 13+ MW grid-scale solar facility where Governor Murphy chose to sign his new renewable energy legislation in 2018.

In the renewable energy space, Steve regularly counsels developers of renewable and other energy facilities on all aspects of transactional real estate, land use, and redevelopment. Steve, with his clients, have transacted well over 100 MW of completed solar facilities in the state. In the energy space, Steve has experience with land acquisition, leasing, regulatory filings, EDC agreements, EPC agreements, power purchase agreements, land use matters, redevelopment, asset transactions, and other transactional matters.

Steve also acts as redevelopment counsel for many developers of traditional residential, commercial, industrial, and mixed-use development projects. Steve regularly appears before municipal planning and zoning boards, across the state, in connection with site plan, subdivision, and variance applications. He has a particular expertise in redevelopment matters, including redevelopment area designations, long- and short-term tax exemptions, state incentive programs, and related financial agreements, redevelopment agreements, cross-access easements, and other matters. Steve is also special redevelopment counsel for the Town of Belvidere, Warren County, NJ and the Township of Franklin, Warren County, NJ. Steve's representative redevelopment matters include a proposed 16-story, 500+ unit residential apartment building in Ridgfield Park, NJ; a proposed 880,000 s.f. warehouse facility with railway access in Sparta, NJ; and the proposed 200+ unit adaptive reuse of a former warehouse building in Passaic, NJ.

Steve regularly counsels clients in all aspects of transactional real estate matters and land use matters. Steve has extensive experience in real estate purchases and sales, where he is able to draw on his unique development and land use experience to better assist his clients on either side of the deal. Steve often represents developers and business owners in connection with real estate financing, including acquisition and construction loans and refinancings. Steve maintains a broad-based real estate, land use, and redevelopment practice. He puts his clients first and works diligently to achieve the best possible outcome for his clients.

Education

- Rutgers University School of Law - Newark, J.D., 2010, cum laude
- Villanova University, B.A., 2007

Admissions

- New Jersey
- New York
- U.S. District Court, District of New Jersey, 2010

Honors/Awards

- Voted a 2018 Monmouth County Top Lawyer,* *Monmouth Health & Life*, November 2018
- Selected by *Super Lawyers* as a New Jersey Rising Star®,* 2014-2023

* Award Methodology Description

News

- Giordano, Halleran & Ciesla Attorneys Selected as 2023 New Jersey Super Lawyers and Rising Stars
- Giordano, Halleran & Ciesla Attorneys Selected as 2022 New Jersey Super Lawyers and Rising Stars
- \$130K in Attorneys Fees: Howell Township Settles After Council Accused of Usurping Planning Board's Role
- Giordano, Halleran & Ciesla Attorneys Selected as 2021 New Jersey Super Lawyers and Rising Stars
- Giordano, Halleran & Ciesla Attorneys Selected as 2020 New Jersey Super Lawyers and Rising Stars
- Giordano, Halleran & Ciesla Attorneys Selected as 2019 New Jersey Super Lawyers and Rising Stars
- Giordano Law Firm Creates Energy, Climate Change and Public Utilities Practice
- Giordano, Halleran & Ciesla Attorneys Selected as 2018 New Jersey Super Lawyers and Rising Stars
- Giordano, Halleran & Ciesla Attorneys Selected as 2017 New Jersey Super Lawyers and Rising Stars
- Giordano, Halleran & Ciesla Names Four New Shareholders
- If approved, what would the proposed Open-Space Preservation Amendment do for NJ?
- Eight months after the enactment of the 2012 Solar Act (L. 2012, c. 24), what do we know about NJ's solar industry?
- Michael A. Bruno & Steven P. Gouin Author Legal Q&A on Solar Energy in NJ
- No Adequate Remedy at Law: The Devil's in the Adequacy

Articles/Publications

- "Appellate Division Confirms Illegality of Maintenance "Contributions" that Exceed the 15% Cap Permitted by N.J.S.A. 40:55D-53(a)(2)," *New Jersey Redevelopment Blog* August 27, 2014
- "Will Governor Christie Extend The Moratorium on Non-Residential Development Fees?" *New Jersey Redevelopment Blog*, July 29, 2014
- "Attention Tenants! Grow-NJ Tax Credits Without Prevailing Wage," *NJ Redevelopment Law Blog*, July 11, 2014
- "GH&C Attorneys Prevail On Continuing Jurisdiction Of Zoning Board Of Adjustment," June 23, 2014
- "Legal Q&A," *New Jersey Tech News*, August 2013
- "High Court Overturns Abolition Of COAH," *New Jersey Redevelopment Blog*, July 10, 2013
- "NJ Senate Passes Open-Space Preservation Amendment," *New Jersey Redevelopment Blog*, June 26, 2013
- "FEMA Releases New Base Flood Elevation Maps," *New Jersey Redevelopment Blog*, June 19, 2013
- "Legal Q&A," *New Jersey Tech News*, April 2013
- "With Many Hurricane Sandy Victims Still Unable to Secure Temporary Housing, Will New Jersey's Age-Restricted Communities Offer Up Vacant Units?," *New Jersey Redevelopment Blog*, January 15, 2013
- "Handicapped Access: What is an Association's Obligation?," *Community Trends*, July 2011
- "Lien on Me?," *Community Trends*, June 2011
- "Protecting the Business Purchaser," *New Jersey Law Journal*, April 2011
- "It's About Time! (of Application)," *OnSite, CBRA-NJ Newsletter*, April 2011
- "Renovating New Jersey's Construction Lien Law," *Law360.com*, January 2011
- "Beyond Solar: New Jersey's Commitment to Alternative Energy," *ACC-FOCUS*, January 2011

Press Mentions

- "\$130K in Attorney Fees: Howell Township Settles After Council Accused of Usurping Planning Board's Role," *New Jersey Law Journal*, March 14, 2022
- "Board Grants Approval for Office-Warehouse on Sobechko Road," *centraljersey.com*, July 9, 2019
- "Rutgers Announces 2018 Center for Real Estate Board Members," *NJ Biz*, September 24, 2018
- "Howell Planners Approve 100 Apartments," *Centraljersey.com*, March 16, 2017

Seminars/Presentations

- Speaker, "Land Use and Environmental Due Diligence in Land Acquisition and Financing," *Atlantic Builders Convention*, April 12, 2018
- "The Growing Trends in Mixed-Use Developments," *2017 Atlantic Builders Convention*, April 6, 2017
- "Growing Trends in Mixed-Use Development," *NJBA/Atlantic Builders Conference*, March 30, 2016
- "What Mayors Need to Know - Dazed on the Dais," *2015 League of Municipalities Conference*, November 18, 2015
- "Mandatory Training Seminar for New Board Members," *New Jersey Planning Officials*, September 21, 2013
- "Municipal Land Use Law Update - Experienced/Advanced Program," *New Jersey Planning Officials*, April 13, 2013

Professional Activities

- Member, Emerging Leaders Council of the Rutgers Center for Real Estate
- Board of Directors, Metropolitan Builders & Contractors Association of New Jersey
- Board of Directors, Shepherds of Youth Charitable Trust
- Economic Development Committee, Monmouth-Ocean Development Council
- Member, NJ State Bar Association - Land Use Section and Young Lawyers Division
- Member, NJ State Builders Association
- Member, Shore Builders Association of NJ

Representative Matters

- Outside general counsel for major developer of utility-scale solar arrays in NJ, including pipeline of over 40 sites and 500+ MW dc of arrays.
- Land use counsel for multiple national developers of assisted living sites across several sites throughout NJ.
- Land use counsel for major national Washington, DC based developer of residential properties across multiple sites in NJ.
- Land use counsel for developer of net-metered solar arrays across multiple sites throughout the state.
- Transactional and redevelopment counsel for developer of 250+ unit residential project in Hackettstown, NJ.
- Transactional counsel for developer of 400,000+ s.f. industrial development in Hamilton, NJ.
- Land use and transactional counsel for developer of 240+ unit residential development in Pohatcong, NJ.
- Land use counsel for developer of 100 unit age-restricted residential project in Howell, NJ
- Land use counsel for developer of 1,000,000 s.f. warehouse facility in Sparta, NJ
- Redevelopment counsel for residential developer of contaminated property in Frenchtown, NJ (including long-term tax exemption).
- Redevelopment counsel for developer of 100 unit residential project in Plainfield, NJ (including long-term tax exemption).
- Redevelopment and land use counsel for developer of 400+ MW natural gas power plant in Holland Township, Hunterdon County, NJ.
- Redevelopment and land use counsel for developer of 700,000+ s.f. warehouse facility in Pemberton, NJ.
- Land use counsel for developer of warehouse facility in South Brunswick, NJ.
- Redevelopment, land use, and transactional counsel for designated redeveloper of former landfill site in Ridgefield Park, NJ proposed to be redeveloped with 16-story, mixed-use high-rise residential and commercial development.
- Redevelopment and transactional counsel for 300+ unit multi-phase redevelopment project in downtown Union Township
- Land use and transactional counsel for developer of up to 30 MW solar facility on former Ciba-Geigy "Superfund" property in Toms River, NJ.
- Redevelopment and land use counsel for designated redeveloper of "Allison Hall" parcel in Fort Monmouth.
- Redevelopment and land use counsel for developer of various mixed-use residential and commercial projects in Long Branch, NJ and Asbury Park, NJ.

- Redevelopment and land use counsel for developer of contaminated site in Princeton, NJ with residential development project.
- Land use and redevelopment counsel for designated redeveloper of contaminated property in Somerville, NJ to be developed with a 179-unit market-rate multi-family residential development.
- Land use counsel for designated redeveloper of proposed mixed use residential/marina facility in Waretown, NJ.
- Land use and transactional counsel for developer of 200+ unit residential development in Stafford Township, NJ.
- Transactional and land use counsel for various developers at former Fort Monmouth property in Monmouth County, NJ; obtained site plan approval for Building 2525, negotiated construction contract for CommVault headquarters building in Tinton Falls, negotiated purchase and sale and redevelopment agreements for various properties in Fort Monmouth.
- Redevelopment counsel for developer of 400,000+ s.f. of commercial space in mixed-use redevelopment project in Middletown, NJ.
- Redevelopment counsel for developer of commercial warehouse facility in Irvington, NJ, including negotiation of redevelopment agreement and long-term tax exemption.
- Land use counsel for designated redeveloper of 500-unit, multi-phase mixed-use redevelopment project in Aberdeen Township.
- Special redevelopment counsel to Township of Franklin and Town of Belvidere, Warren County, NJ.
- Land use and redevelopment counsel for REO division of local community bank.
- Local counsel for out-of-state acquirer of 100,000+ s.f. office complex in Trenton, NJ.

Biographical Information

Christopher W. Ichter, Executive Vice President, CEP Renewables LLC
331 Newman Springs Rd., Bldg. 1, 4th Flr. Ste. 143, Red Bank, NJ 07701
717-201-6179 Chris_Ichter@ceprenewables.com

Christopher Ichter, a seasoned renewable energy veteran with over 15 years of experience, started his solar energy career with the creation of one of Pennsylvania's first solar development and EPC companies. He has been involved with the origination, construction and finance of over 300 MW of solar photovoltaic systems across the United States since 2009. His industry knowledge and problem-solving skills have helped utilities, independent power producers and fortune 500 companies successfully deploy systems on time and on or below budget. His ability to work closely with utilities, developers, project owners and EPCs has led to a substantial growth in completed megawatts deployed for CEP Renewables.

Jay Conroy, Senior Director of Development, CEP Renewables LLC
331 Newman Springs Rd., Bldg. 1, 4th Flr. Ste. 143, Red Bank, NJ 07701
Mobile: 484-888-1855 Jay_Conroy@ceprenewables.com

Jay Conroy is the Senior Director of Development for CEP Renewables. He oversees project development and emerging markets for CEP. With over 12 years of solar and battery energy storage system development experience, he has a proven project development track record that includes experience in site acquisition, interconnection, permitting, EPC contracts, financing, REC brokerage, energy off-take, and asset management. He successfully developed the financial proforma for the first stand-alone merchant BESS project in ISO NE. He's been instrumental in transferring energy assets, having successfully sold assets to numerous Fortune 100 enterprises. His expertise in assessing risk and interpreting market signals has been at the core of his development track record.

Kurt M. Princic, Senior Project Development Manager, CEP Renewables LLC
8584 E. Washington Street, Suite 350, Chagrin Falls, OH 44023
Mobile: 440-318-4681 kurt_princic@ceprenewables.com

Kurt Princic is a Senior Project Development Manager for CEP Renewables. Kurt started with CEP in January 2023 and is focusing his efforts on bringing solar projects to brownfields, landfills and other distressed properties throughout Ohio.

Prior to his work at CEP, Kurt spent 31 years at the Ohio EPA Northeast District Office (NEDO). Kurt was the District Chief at NEDO from 2011 to 2022. Before becoming chief, Kurt served as an engineer, supervisor and manager in the Divisions of Solid Waste and Hazardous Waste Management.

Kurt earned a Bachelor of Science degree in Environmental Engineering Technology from the University of Dayton in 1991 and a master's in public administration from Cleveland State University in 1999.