

Edward Grayson



Former Commissioner
New York City Department of Sanitation
Leadership through Service



MY
COFFEE

EVERY ONE OF US
POSSESSES A
REMARKABLE POWER.

THE POWER TO
ASSIGN VALUE

EVERY MUNICIPAL LANDFILL **NEW YORK CITY** ONCE RELIED ON... IS GONE.



8.5
Million
People

Zero
Municipal
Disposal
Capacity

FRESH KILLS
STATEN ISLAND



CLOSED

MARCH 22, 2001

FOUNTAIN AVENUE
BROOKLYN



CLOSED

DECEMBER 31, 1985

EDGEMERE
QUEENS



CLOSED

1991

PELHAM BAY
BRONX



CLOSED

1979

HOW NEW YORK CITY MOVES WASTE TO ITS FINAL DESTINATION.

THE FOUR CRITICAL LINKS IN OUR DISPOSAL NETWORK.

When
Options
Disappear

Every
Solution
Gets
Harder



RAIL



MARINE TRANSFER STATION



TRANSFER STATION



MRF

A large landfill filled with trash, with heavy machinery (bulldozers) working in the distance under a sunset sky with birds flying.

**RUNNING OUT OF LAND
CHANGES EVERYTHING.**

**MODERN
SOLID WASTE**

— IS A —

REAL ESTATE PROBLEM



NOT A DISPOSAL PROBLEM

The American Dream

Every Great Community Creates Waste





The Last Bag ...

*Was Never Part
of the Plan*



LANDFILL

Requires large land areas for disposal and long-term environmental management.



WTE

Facilities, buffers, air emissions controls and ash management areas.



MRF

Large buildings and operational yards for sorting and processing.



TRANSFER STATION

Space for tipping floors, equipment, traffic flow and storage.



RAIL

Rail yards, sidings, loading areas and terminal infrastructure.



MARINE TRANSPORT

Port facilities, docks, water access and staging areas.



ANAEROBIC DIGESTION

Digester systems, support buildings and buffer zones.



COMPOST FIELDS

Large land areas for windrows, curing and stormwater management.



SOLUTION

ALL OF THESE REQUIRE
MASSIVE AMOUNTS OF REAL ESTATE





NIMBY

Community opposition can stop projects before they start.



ENVIRONMENTAL JUSTICE

Protecting vulnerable communities from disproportionate impacts.



ZONING

Complex, restrictive or outdated zoning limits viable options.



REGULATORY RESTRICTIONS

Permitting timelines, compliance rules and legal challenges create delays.



ECONOMIC DEVELOPMENT

Competition for land drives up costs and reduces availability.



THE HUNDRED OTHER X FACTORS

Politics, funding, litigation, infrastructure, utilities, markets, culture, history, geography and more.



SOCIAL JUSTICE

Ensuring fair treatment and equitable distribution of benefits and burdens.

OPERATIONAL REALITIES

ALL OF THOSE REALITIES
DEEPLY IMPACT
MASSIVE AMOUNTS OF REAL ESTATE

One Mission

Different Roles

One Responsibility



SWANA[®]

FLORIDA

CHAPTER

SOLID WASTE ASSOCIATION OF NORTH AMERICA

Connect • Collaborate • Grow



**SWANA FLORIDA
CONFERENCE**

Sustainable Solutions for a Resilient Future



LEADERSHIP



INNOVATION



SUSTAINABILITY



PARTNERSHIP

Florida Has Options

Today... is just
Monday



A million
moving parts
to get one pail
picked up...

“You had one
job, guy”



SUCCESS



FAILURE



LAND IS
FINITE.

MAKE THE
INVESTMENT.

PEOPLE ARE **LIMITLESS.**

THEY ARE YOUR **BEST INVESTMENT.**



EVERY ACRE COUNTS.
PLAN WISELY.
USE RESPONSIBLY.
PROTECT TOMORROW.



DRIVES
INNOVATION



BUILDS
COMMUNITIES



SOLVES
CHALLENGES



CREATES
SUSTAINABILITY



DELIVERS
RESULTS

INVEST IN YOUR **PEOPLE**

THE ONLY ASSET
WITH **INFINITE CAPACITY.**



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