Who We Are

- National environmental management company focused on large commercial projects
- 150 commercial retail properties
- In excess of 100 million square feet of retail real estate
- 20 million square feet of office space

Stamford, CT | Indianapolis, IN | Atlanta, GA | Los Angeles, CA
Personal Experience

- Keter Environmental
  - Chief Operating Officer
  - 150 Properties
  - 15,000 tenants

- Simon Property Group
  - Director, Waste and Recycling Services
  - 300 properties
  - 240 million square feet
  - 25,000 tenants

- 15 years of commercial real estate experience
How Multi-Tenant Buildings Work

Consolidated collection points with decentralized management:

- Tenant share waste handling services
- Tenants are responsible for separating, transporting, and disposing of material
- Landlords source and select vendors
- Set up, distribution, and upkeep of equipment by landlord
- Contractual obligation to participate in the program
Typical Layout
Tenant Challenges

• Tenant Challenges
  • Confusion on what is recyclable
  • Maximizing what is collected in a minimum amount of space.
  • Lack of internal training
  • High turnover
  • Lack of control of services
Landlord Challenges

- Landlord Challenges
  - Waste/Recycling Haulers
  - Logistics/property layout
  - Multiple Streams and use types: OCC, Plastic, Composting
  - Back of house not controlled
  - Tenant training and compliance
Food Collection

What can be composted?

ALL FOOD & PLANTS

Fruit, vegetables, meat trimmings, poultry, seafood, shellfish, rice, beans, pasta, bread, cheese, and eggshells.

FOOD SOILED PAPER

Waxed cardboard, soiled napkins, soiled paper, towels, compostable plates, coffee grounds/filters/tea bags.

• Tackling a high percentage waste contributor
Plastic Film

- Plastic: HDPE Film, HDPE, LDPE, HDPP, LDPP, Polystyrene, PET
Success Story

Old Program

• 8 Trash Compactors
• 1 Recycle Compactor
• $2,500 a month on porter service for cardboard transporting by sweeper vendor
• All compactors were on a set schedule
• Averaged 28 hauls per month
• Operationally inefficient and unsafe equipment
Success Story

New Program

• 3 Trash Compactors
• 5 Recycling Compactors
• 2 Trash FEL’s
• 1 Recycle FEL
• Increased OCC compactors to 2.5 yards for better operational functionality
• Converted 2 trash compactors to 2 trash FEL’s
• Eliminated the $2,500 labor expense
• All compactors are on call
• Average 15 hauls per month
Best Practices

- Educational Campaign
- Tenants
- Owners
- Janitorial Staff
Best Practices

- Signage
- Clear
- Concise
Best Practices

• Reporting
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