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 OFFICE OF THE  
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FEDERAL ENERGY  
 REGULATORY COMMISSION

November 16, 2006

Magalie R. Salas, Secretary  
 Federal Energy Regulatory Commission  
 888 First St. N.E., Room 1A  
 Washington, DC 20426

CP06-54-000

ORIGINAL

Dear Ms. Salas:

As one of Long Island's most active industrial real estate brokers involved in economic development issues and as the past-president of Commercial Industrial Brokers Society of Long Island, I am writing to you regarding the quiet exodus that is once again taking place on Long Island as the one we experienced in the late 80's. High energy costs have a major impact contributing to this exodus.

I urge you to support alternatives such as the Broadwater Energy project that will ultimately reduce costs particularly to manufacturers who have been on the decline for many, many years.

Our office averages 100-125 commercial real estate transactions each year. Over the past two years, I have seen a significant change in the industrial real estate market. Many companies that I personally represent are actively pursuing sites out of state. These customers are taking their jobs to other areas that can offer lower energy rates that will create a significant positive impact on their bottom line. We just cannot compete.

Long Island businesses pay the highest energy costs in the country, contributing to us having the nation's highest cost of doing business. Costly energy creates higher taxes, increases the prices for goods and services, and inhibits the recruitment and retention of quality workers. Many of these qualified workers are moving with the companies. The ripple effect will be significant over time.

Adequate supplies of affordable energy are essential to Long Island's economic health and quality of life. Therefore, it is critical that the potential benefits of Broadwater Energy be brought forth through the review process.

All the best,

ZERE REAL ESTATE SERVICES, INC

*Marie Zere*

Marie Zere, President  
 NYS Licensed Real Estate Broker

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