

**Baltimore Commission on Sustainability
December 20, 2011 Meeting Report**

Date: Tuesday, December 20, 2011 from 4-6 pm

Location: Department of Planning Boardroom, 417 E. Fayette St. 8th Floor

Subject: Commission on Sustainability December 2011 General Meeting

In Attendance: (*Commissioners*) – Davis Bookhart, Cheryl Casciani, John Ciekot, Dana Cooper, Peter Doo, Ray Ehrlich, Lynn Heller, Brian Knight, Keith Losoya, John Quinn, Scot Spencer, Tom Stosur, Mary Washington, Ed Whalen

(*Staff*) - Beth Strommen, Alice Kennedy, Abby Cocke, Jamie Nash

Topics addressed:

- Minutes approved November 2011 meeting. Ed moves and Tom seconds.
- Chair Report
 - Welcome
 - Members of Commission should have received a letter from the Mayor, regarding their current appointment. Mayor is reviewing all City Commissions. Asks for resumes to be sent to staff, if you are interested in serving another term on Commission. Sooner rather than later, please send your resumes to Beth & copy Alice if you are interested.
 - Worked with Alice, Abby & Susan Carroll to develop a grant request to Constellation Energy for the Schools Challenge & Baltimore Energy Challenge (BEC)
 - Constellation funded BEC: \$50,000 and a \$50,000 challenge match
 - Constellation funded City Schools Sustainability Challenge: \$25,000 and a \$25,000 challenge match
 - Health Harbor Plan launched at event at Living Classrooms. “Swimmable Fishable Harbor” by 2020. Ties directly to Pollution Prevention Goal 3: Ensure that Baltimore water bodies are fishable and swimmable. It is an aggressive plan. Waterfront Partnership is the lead, many key partners including Blue Water Baltimore and City’s Department of Public Works.
 - Would like to take a photo of Commission to add to their website to show support
 - Hoped to have stormwater briefing tonight. Celeste Amato & Marcia Collins from DPW to go over detailed plans for utility & talking points. Will be at the January Commission Meeting. Also, Commissioners can attend an information session on January 13th, at 11:00 am in the Planning Department conference room.
 - Beth, Alice and I met with the Town Creek Foundation. They are aggressively spending down their money. In that meeting, a discussion about the Mayor’s goal of attracting 10,000 new families in 10 years. How to ensure that they population growth would be sustainable. Letter from Commission to Mayor Rawlings-Blake on this topic. How might we advise Mayor to achieve goal while supporting the Sustainability Plan?
- Staff Report
 - Green Infrastructure – White Paper due to Mayor’s office on January 6th
 - Alice & Beth are now on the City’s Legislative Task Force. More information on legislation and bills in Annapolis. Aisha Samples will be assisting in contacting Advocacy Groups ahead of time to get feedback on what they are looking to advocate for, and where they may need letters of support. Trying to stay ahead of the game.
 - Jamie Nash: Baltimore Food Policy Initiative

- Public Markets Coordinator
- Launching February at Lexington Market
- Sustainable Healthy Foods Challenge
- Get Fresh Baltimore healthy eating campaign @ Port Discovery
- Climate Action Plan
 - Initial staff kick off meeting
 - Advisory Committee has been appointed. First Meeting January 10th, 9:30 am – 11: 30 am Open to the public
 - Scot Spencer notes: State CAP how it fits with City work. SB375: elements importable or applicable to State of MD. MDE go to last meeting of CAP team.
- Community Solar
 - Delegate Dana Stein
 - Thank Commission for the invitation
 - Great things the Commission is doing
 - David & Peter will go into more detail but overall:
 - MD has made a number of steps including aggressive renewable portfolio, rules & regulations, net metering.
 - Only works well with individual homeowner – not a multi unit building, jurisdictions, companies etc.
 - Community Solar broadens opportunity to participate in solar
 - Broad range of applications
 - David Brosch, University Park Community Solar LLC
 - Appreciate opportunity to speak in front of the Commission
 - Group got together in an ad hoc manner to do something to bring solar to their community
 - Lots of trees, poor solar access, houses faced wrong direction, slate roofs, how to find a way to bridge these gaps
 - Started with no knowledge but looked at Mt. Pleasant in D.C.
 - There are a lot of models
 - Objectives:
 - Affordable solar for middle-class families
 - Solar access where there is none
 - For-profit enterprise with reasonable return of investment
 - Development of decentralized green power generation
 - Creation of community model that can be replicated across Maryland
 - Information sharing with other community groups, faith-based organizations, and local governments
 - Reducing greenhouse gas emissions especially from coal-powered electric generating plants
 - Church of the Brethren is our first project site
 - 99 panels
 - 22 kW PV solar system
 - Key Players:
 - **University Park Community Solar LLC**
 - Community organization and financier
 - **Church of the Brethren**
 - Host site or property owner
 - **Standard Solar Inc.**
 - Solar installer

- Project Financials
 - 35 investors provided on average about \$4,000.00
 - The cost of the solar installation was \$133,500.00
 - The LLC should break even on its investment in about 6-7 years
 - Over the 20-year contract member investors should receive about a 7-8% return on their investment
 - The Church of the Brethren is buying solar electricity from the LLC at about 13% below what it would pay PEPCO
 - Last December the LLC received a US Treasury check of \$39,995.00 or 30% as part of the Federal stimulus bill
 - During this first year of operation our LLC planned to sell our solar renewable energy certificates (SRECs) for about \$8,500.00
- Operations Summary **July 2010 -July 2011**
 - **Power Production**
 - actual power production totaled: 28,034 kWh
 - pre-construction estimate was: 26,308 kWh
 - This is about 6.2% over the original estimate.
 - Distribution of Power
 - The Church of the Brethren met all of its electricity needs of 20,954 kWh and the balance of 7980 kWh was fed into the grid. This amounted to an excess of 25.3%.
 - Financials
 - Cost of installation \$133,500.00
 - Operating expenses year 1 \$2,300.00 (insurance, property tax, and bookkeeping)
 - Electricity sales to the Church 20,954 kWh @\$0.13/kWh = \$2,724.00
 - Estimated income from the sale of excess electricity to PEPCO 7080 kWh @ \$0.096 = \$680.00 per the Maryland net metering law.
 - Sale of SRECs
 - 7 sold @\$350.00 = \$2450.00
 - 21 held until next year when we hope the Maryland market will rebound. (Beginning January 2012, Maryland SRECs may only be sold by renewable energy generators located within the State).
 - State of MD Assistance
 - Maryland Energy Administration demonstration grant of \$10,400.00
 - Federal stimulus program grant of \$39,995.00
- Community Solar Model Difficulties for this application
 - Finding a host site
 - Working within the State and Federal securities laws
 - Need for lots of volunteer hours on the part of the community organizing group
- Green Jobs Potential:
 - Small to midsize solar projects financed by local groups and installed on churches, schools, county and municipal buildings, warehouses, multi-family residential buildings, and other structures offer business and employment opportunities to the Maryland economy that remain at this time untapped.

- Space for Solar Gardens
 - Undeveloped or underdeveloped land as a place to generate all of our country's electrical power needs of over 2 million megawatts
 - Superhighway right of ways - **4 million miles (10% = 100%)**
 - Commercial park lots - **600,000 acres (10% = 1%)**
 - High voltage transmission line right of ways **155,000 miles /2.8 million acres (10% =4%)**
- For More information:
 - Go to: universityparksolar.com
 - Contact: David Brosch, president UPCS LLC
davidcbrosch@comcast.net 301-779-3168
 - Jim Gekas, treasurer 301-864-2734
 - Richard Scorza, board member, 301-277-5388
 - Sarah Moseley, board member, 301-927-5091
- Peter Olmsted, The Vote Solar Initiative
 - Community Solar: Enabling Access to the Solar Economy
 - Invest in a system & share the costs & benefits of that system
 - Difference to model of David's is actual offset to usage & seeing it on your bill as an individual buying into larger system
 - Multifamily options MASH form California
 - 25% of residential building stock is suitable for solar
 - 75% unable to make use of incentives
 - Policy changes needed to streamline Community Solar/Community Renewable
 - Delaware 2010 legislation passed
 - Colorado legislation statewide
 - Opens new market potential
 - Vote Solar
 - Vote Solar is a non-profit, grassroots organization working to bring solar into the mainstream
 - Engaged at the state, local, fed levels to remove regulatory barriers and enable key policies to bring solar to scale
 - Community solar policy helps fulfill this mission
 - Community Solar: The "What"
 - Shared costs/benefits
 - Community based
 - Customers offsetting utility purchases
 - Diverse participation
 - Community Solar: The "Why"
 - Broaden solar access
 - A matter of equity
 - Local ownership
 - Local benefits
 - Community Solar: The "How"
 - Policy/program design
 - Long-term vision
 - Community support
 - Founding Principles

- Participants should have an experience as similar as possible to on-site solar
 - Community solar should be additive to successful on-site programs thereby creating more overall opportunity
- Decision Points
 - Ownership and system size, program size
 - Valuation of benefits
 - Allocation of benefits
 - Access to and efficient use of incentives
 - Participation
 - Transfer of subscriptions
 - Program segmentation
 - Goals of program
 - Risk and Securities issues
- Key Resources
 - IREC's Model Program Rules www.irecusa.org
 - A Guide to Community Solar solaramericacommunities.energy.gov
- The Vote Solar Initiative
 - www.votesolar.org
 - twitter.com/votesolar
 - Peter Olmsted
 - peter@votesolar.org
- Questions:
 - Keith Losoya: So each project a different LLC? David Brosch responded yes host sites specific LLC
 - Davis Bookhart: What specifically need legislation? Dana Stein responds multiple owners being able to share. Peter: emphasis difference of models. Statewide policy would not need LLCs, credit on utility bill, not financial returns.
 - Scot Spencer: Who installs? How do I get a job out of it? How can this benefit low income? Dana Stein answers that this is a way to spur demand for installation, increase demand increase jobs.
 - Davis Bookhart: Does this only need to be solar? Peter Olmsted answers that it is "community renewables" includes all renewable. Craft legislation so that it pairs nicely with eligible renewables.
 - Mary Washington: Building on Scot's question. What are start-up costs for average homeowner? Peter Olmsted answers that it depends on the size of the system. Economies of scale can bring cost of system down
 - Mary Washington: people, low-income to moderate income can't wait 10 years for a return. People don't have \$4,000 to buy into. How can this benefit low-income? Peter & Dana respond that it works well with multi-unit buildings. Allows developer to install system that can benefit all residents in building, residents could see credits on their bill.
- Priorities Discussion
 - This presentation on Community Renewables/Solar is a good example of how to gain knowledge and be smart about our priority areas
 - On the far right hand side of the Priorities sheet, you will note Commission members involved

- Stormwater: next step is briefing from Celeste & Marcia. Healthy Harbor Plan links. Also, Healthy Harbor Plan links to green infrastructure. Following the lead of people from DPW
- Energy: working on Community Solar, supporting Delegate Stein's legislation. Reviewing options for HERS rating as amendment to New Construction Tax Credit
- Trees: Mary, Davis and Ruth Ann developed letter to Mayor regarding Grand Prix Trees, affirming support to get trees planted. Encouraging. Beth, Erik, and others to meet after January 1st due to schedules.
- Green Infrastructure: Kim Burgess from DPW applied for a NIWIF Grant, involved DPW, DOP, BoS, Center for Watershed Protection, Maryland Homebuilders
- Keep moving forward on priority areas
- Legislation at State: Energy
- Add Peter Doo to Green Infrastructure, Tom & Davis
- Scot: green economy, jobs goals, looking for the connections
- Communications
 - Add voice in different ways
 - One op-ed last year
 - Step up for 2012
 - Need political cover on stormwater DPW & Mayor's office
 - How money spent? Need to say more. Area where we could say why this matters. Stormwater utility
 - Same on energy: talk on high level mostly. How to speak in pedestrian terms, why matters, who can benefit
 - Model where to target voice
- Davis: Priorities meet the test. More clear areas where Commission can focus energy. Visible stewards of the Plan
- New construction tax credit
 - Built purchased
 - Raising the bar and easily tracked
- Next Steps & Follow Up
 - Alice will send follow-up email
 - Stormwater scheduled for January
 - Ted Atwood January – give update on city perspective solar initiatives
 - Alice, Beth, Cheryl meet with Rebecca Ruggles Environment & Health
 - Mary Washington: commission meet with City Delegation in Annapolis
 - Sustainable 10,000: Peter, John Ciekot, Tom, Alice, Cheryl, Geoff Stack
- Meeting adjourned: 6:00 pm

Upcoming Events:

- Next Commission on Sustainability Meeting: Tuesday, January 24, 2011, 4 PM at 417 East Fayette Street, 8th Floor