

MEETING MINUTES OF THE HYBRID MEETING
ARLINGTON COUNTY C2E2 ENERGY COMMITTEE
5/17/2023

The **C2E2 ENERGY COMMITTEE** convened its hybrid meeting at **7:30 AM** on **May 17, 2023**.

PRESENT (IN-PERSON)

Claire Noakes
Greg Brozak
John Bloom
Stephanie Burns
Jonathan Morgenstein
Doug Snoeyenbos
Scott Sklar
Rick Keller
Vasu Nambeesan
Scott Dicke

PRESENT (VIRTUALLY)

Kip Malinosky, participated virtually from home (via Teams)

ABSENT

Kevin Vincent
Scott Brideau

STAFF

Rich Dooley
Demetra McBride
Courtney Chinn

SUMMARY OF PRESENTATIONS/DISCUSSIONS

1. Greetings and introductions (7:30) – Doug Snoeyenbos

- D. Snoeyenbos introduced himself and welcomed everyone to the meeting.

2. Review/approve meeting agenda and April meeting summary (7:35) – Doug Snoeyenbos

- The May meeting agenda was unanimously approved.
- The Energy Committee (EC) discussed the April meeting summary:
 - Question was asked regarding Carly's participation in the ARTBus Study project
 - For the ARTBus Study, a question was raised about the public engagement process up until now. The EC was concerned with the process of public engagement up until now.
 - **ACTION:** R. Dooley will review the recording to ensure that the quote in the meeting summary is 100% accurate. He will send out an email to the EC regarding his finding.
 - D. McBride noted that this study is not a master plan, rather, it is meant to be an adaptive path forward to be able to be revisited in a cyclical basis. The level of engagement for a study like this differs from the type of engagement on a master plan such as the CEP.
 - The next ART bus purchase happens in CY 2025.
 - J. Bloom noted that the CB provided guidance for electric buses to be purchased. He went on to say that he understood that the buses are not to be purchased in 2025, rather, they were supposed to be delivered in 2025. He was referring to the slide deck presented to the C2E2 and EC.
 - D. McBride will check on when the next set of buses are to be purchased and slated for delivery. The next set of buses in Feb. 2024 of 8-9 buses would be battery electric buses (BEB). Demetra will check to see if the four BEB buses to augment the ART fleet have already been ordered.
 - **Note:** After the EC meeting, D. McBride sent an e-mail to the EC stating that in fact the next set of buses in Feb. 2024 of 8-9 buses would be CNG buses, **not** battery electric buses (BEB).
 - J. Morgenstein noted a DOE study on hydrogen buses. He sent out the following by e-mail to the EC members during the meeting:
 - [This is a newly published NREL evaluation of a H2 Fuel Cell Pilot Bus effort](#) in a few different U.S. cities. Hydrogen Fuel Cell Electric Bus (FCEB) Evaluations in US Public Transit Service - Matthew Post - April 19, 2023
- The April meeting summary was approved unanimously, to include the quote R. Dooley finds from the meeting recording.
- Vasu Naambeesum introduced himself to the group as he has been a virtual participant for EC meetings up until today. He works on battery storage with Fluence.

3. Public Comment on General Topics (7:40)

- None

4. Monthly update from the AIRE team (7:45) – Rich Dooley

- R. Dooley provided an update on the AIRE programs and projects (see Attachment 1)
 - The main addition since the last EC meeting is the Community Choice Aggregation (CCA)
- C. Noakes asked about the Trades Center optimization study as that study could impact how the location could accommodate electric school buses.
- J. Bloom noted a Trades Center building was slated to get an electric boiler.
- The EC is very interested in the Trades Center optimization study and how AIRE would be involved.
- Regarding CCA's:
 - VESPN and VEPGA are looking into CCAs.
 - Another N. VA analyzed a CCA for their jurisdiction.
 - D. McBride developed a SOW for a CCA feasibility study. This will include a legal analysis for CCAs. The analysis should also look at retail choice/non-utility purchasing of energy across the region. An outside law firm will be contracted to help with this.
 - D. McBride reached out to Montgomery County and Loudoun County given their work on CCAs
 - Steve Burr as the VEPGA Chair will work on this matter, too.
- J. Morgenstein asked if this would be just for Arlington?
 - A: A number of regional entities will receive the analysis
 - Regarding the past UVA report, that UVA study was relatively high-level. For instance, from that study, it was unclear whether an opt-out CCA program (meaning that account holders would be automatically added to the CCA program, but could opt out if they wanted to do so) would be permissible.
- S. Dicke asked if we are the only jurisdiction doing a legal review on CCAs.
 - A: Yes, and we plan to send the analysis results to the other jurisdictions.
- C. Noakes – has anything changed in the past few years about this. It appeared to her then that CCAs could be done.
 - A: It has been unclear to Arlington County whether an opt-out CCA program would be permissible. D. McBride noted that Loudoun County needs to have a more rigorous legal analysis before it moves anything forward on CCAs.
 - D. McBride noted how WalMart lost its case when it wanted to get its own power from elsewhere.
- D. McBride noted that opt-out is really the only option we would want.
- C. Noakes asked about who would have standing if a CCA were formed and a resident was opted-in to the CCA program.
- J. Bloom said he was happy to see this moving forward. This study could be expensive.
 - A: D. McBride noted that the City of Alexandria was slated to join with Arlington and both jurisdictions would share the project costs and proceed with this CCA legal analysis. Once it became apparent that Alexandria was not going to join, D. McBride asked the County for \$200,000 from the \$1M CEP Action Fund to conduct this study.
- J. Morgenstein – asked about timeline.
 - A: D. McBride said we hope it is slated to be done by the end of CY 2023.

5. Presentation on EV charging (continuation from April meeting) (8:00) – Demetra McBride

- Joan, Doug, and TC members have been engaged in project workshops
- It is not the role of government to install all of the electric vehicle charging infrastructure (EVSE) needed by the community
- The County government is doing what it can to help facilitate such EVSE installations.
- County staff have identified 7-9 public facilities open to the public that are possible locations for EVSE installations.
- Kimley-Horn (K-H) has been asked for different GIS layers – including identifying Zones of Opportunity – surface lots as possible for public-private partnerships
- Dominion Energy (DOM) had a charging pilot last year – on Jan. 1, 2023 the SCC made the program permanent.
- County EVSE would be done through VEPGA. Public-facing EVSE would go through one of a couple of DOM program options, e.g., DOM installs the EVSE and provides O&M.
- DOM is piloting a new technology/approach: It would provide a neighborhood charger at the corner of a street in a residential neighborhood in the ROW
 - In Montgomery County (MD), SFH residents can install EVSE in front of their house
- CFI grants: We are targeting to pursue up to \$15M in grant money next year since we are not ready to pursue that same grant by this year's deadline (May 30, 2023).
- C. Noakes – K-H is looking at surface lots? Why wouldn't K-H look at using certain parts of the County-owned ROW areas? We really should consider using ROW in our streets.
 - A: D. McBride said installing EVSE in the ROW has been considered, but not pursued at this time
 - We are looking at forecasted demand and trying to figure out the main areas where ROW charging makes sense. In addition, there are numerous demands for the County's ROW.
 - The K-H study will look at numerous options for EVSE to meet Arlington forecasted demand.
 - DJM is talking with Columbia Pike representatives and thinking about adding EVSE in strip malls and other parts of Columbia Pike.
- J. Morgenstein asked whether this would be a revenue generator for the County.
 - A: No. The CB just wants cost recovery for County-provided EVSE. That is why Arlington's current/pilot EVSE rates are relatively low compared to other jurisdictions.
 - O&M agreements have been problematic for DOM and others.
- J. Morgenstein asked about how equity was playing a role in EVSE installation plans.
 - A: D. McBride noted that the 7-9 locations are scattered around the County. She noted that the CFI grants include Justice 40 requirements, i.e., demands 40% of benefits go toward disadvantaged communities (DACs).
- D. Snoeyenbos asked whether DOM is in the business of providing EVSE.
 - A: Yes. D. McBride noted that EVSE is just an extension of the DOM grid.
- D. Snoeyenbos – The Courthouse surface parking lot will be the first pilot for EVSE. Is DOM going to install and maintain these specific chargers? 6 ports (?) What will the County pay for these EVSE?

- A: D. McBride noted that there are costs involved to make the EVSE location EVSE-ready.
 - County needs to prepare for an option where DOM picks/chooses which EVSE it chooses to install and maintain.
- S. Sklar asked about solar-charged EVSE to save on costs making locations EVSE-ready.
- D. Snoeyenbos – What about Arlington residents who do not like DOM if the County chooses to use DOM-provided EVSE?
- C. Noakes – Asked what it would cost to have the County maintain its own EVSE – either with County staff or an outside entity?
 - A. D. McBride said the CNTMP should touch on that topic
- C. Noakes – asked the County to not bargain away our leverage.
- D. Snoeyenbos – Greg Brozak looked at the County budget and saw money attributed to public EVSE (\$350,000). D. Snoeyenbos thinks such an investment is a pittance compared to the overall County budget of \$1.4B.
 - A: D. McBride noted that the \$350,000 is for infrastructure. We asked for enough money to cover what we knew we could execute in the coming year. If we the personnel and resources to spend more money, we can ask for more money later in the FY.
 - D. Snoeyenbos noted that AIRE staff is limited. He thinks a lot more County resources need to be put toward the effort.
- S. Sklar – noted that PPAs are used to install and maintain EVSE – just like with solar PV. He would like the County to look at PPAs as an option.
 - He suggested a project by one or more graduate students to help the County understand how PPAs could be used for this effort.
- D. McBride asked the EC to look at the map of EVSE available today. There is already an extensive network. In addition, EVs are about 3% to 3.5 % of registered Arlington resident’s cars.
- J. McIntyre –Wonders if these sorts of efforts should be the focus to drive down GHGe. Is public-facing EVSE the best place to put our efforts?
- J. Bloom – He would like to see how the County can help private sector interests, such as condo owners, who need help with getting EVSE installed in their buildings.
 - A: DJM said it is a cost issue.
 - J. Bloom noted that buildings vary widely on existing electric capacity. Is there a way for the County to determine which locations are good candidates for EVSE?

6. Presentation on potential changes to Green Building Incentive program (8:45) – Demetra McBride

- It will be a planned upgrade of the program, not just an update.
- We assessed the GBIP performance.
- Last year we had 5 million SF of space in the program.
 - 52% of that was grandfathered into the old GBIP standard
 - Of the other 48% - there was only one taker (Amazon HQ) outside of Tiers 1 and 2.
- In scoping the upgrade, we were afraid that developers would not choose to pursue GBIP if we simply made it more stringent. There are other ways for developers to get bonus density through the Site Plan process.

- We are looking at the PHIUS standard; we want to add an existing building incentive; we are looking at possible financial incentives to get developers to build high-performing buildings and to improve existing buildings into high-performing buildings
- We would provide an intensive education program for numerous stakeholders to familiarize them all with PHIUS
- J. Bloom asked about PHIUS. He noted that there not many PHIUS buildings, and those that exist are not the large buildings like we have in the Metro corridors
 - A: D. McBride replied that PHIUS is future-facing and has the attributes to help buildings perform taking into account climate adaptation.
- D. Snoeyenbos – regarding financial incentives – he only knows of County tax forgiveness. Has anyone looked at how much money it would take to incentivize existing building owners to change their buildings? He wants a program that has substantial uptake.
 - A: D. McBride said we have developed a framework keeping that idea in mind that we plan to present to DES leadership
- C. Noakes asked about embodied carbon; she does not see it as part of the proposed upgrade.
 - A: D. McBride explained that the topic is covered by PHIUS.
- J. Bloom – would we only offer PHIUS?
 - A: We have LEED or PHIUS, with different incentives being offered for the different tiers.
- J. McIntyre – how are we incentivizing buildings to go all-electric from the initial design?
 - A: D. McBride we are looking into that, but nothing is nailed down in that regard

7. Presentation on status of rooftop solar in Arlington (9:10) – Courtney Chinn

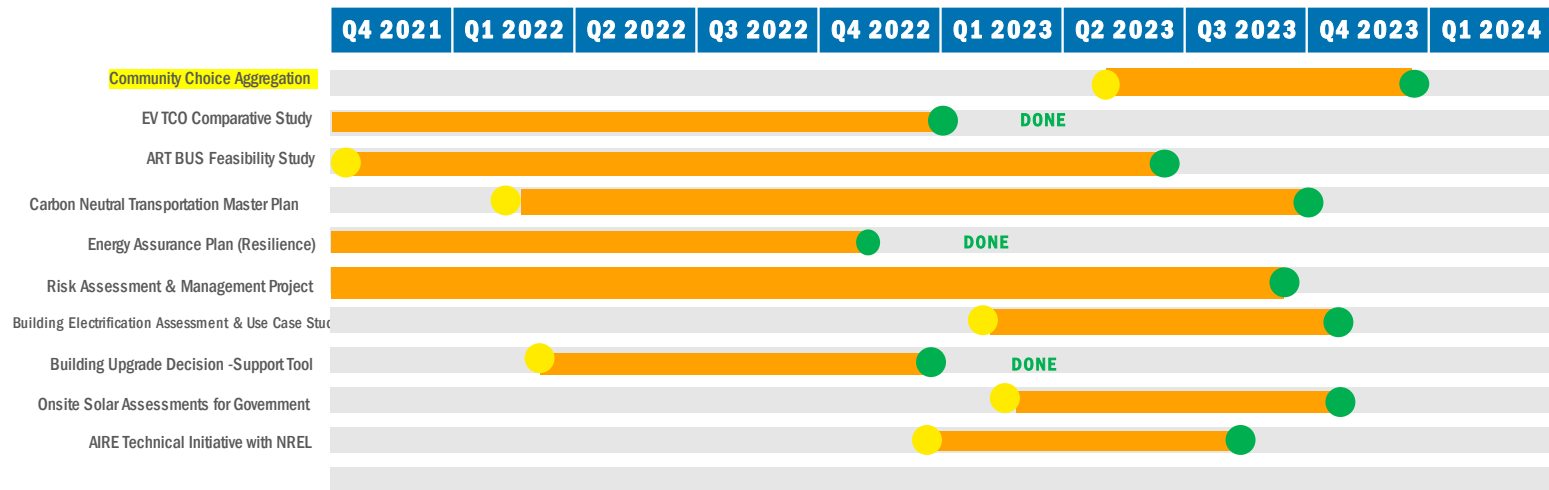
- Courtney Chinn presented on the solar co-op.
- We have run the co-op since 2015, together with VA Solar United Neighbors (SUN).
- The co-op helped reduce the costs of getting solar installed on single family homes by using bulk purchasing principles.
- This year, SUN is entering into an agreement with iChoosr, a private sector entity, to help SUN spread the word about the co-op opportunity around the region and to help with vendor selection and management logistics
- There were a few EVSE installed and battery storage backup in our previous co-op.
 - Note: iChoosr does not offer the EVSE and battery backup options in their work. Instead, residents interested in those options would be provided links and information on those technologies through the Co-op Hotline set up by SUN.
- Capital Area Solar Switch program launches today. The co-op would be offered on a 2x/year cycle.
- IChoosr will choose the vendors for the region.
- Residents pay \$150 deposit after they receive their solar PV install estimate
- This is the first year SUN has asked the County to enter into an MOU. The County reviewed the draft MOU together with the CAO. We have concerns with many elements of the draft MOU.
- S. Sklar said he has been called upon to mediate issues between residents and installers. He is nervous with the 3rd party interest (iChoosr) choosing the vendors. He wants a installer certification program.
 - The North American Board of Certified Energy Practitioners® ([NABSEP®](#)) – is an example of a certification program

- The [NC Clean Energy Technology Center](#) also has a Solar Certification Program
- J. Morgenstein – asked whether there is an on-site inspection for each installation? Will SUN or iChoosr provide such quality control? What about random inspections, e.g., 20%? What about including a rapid-response to problems residents bring forward to SUN?
- D. McBride said she does not know if SUN would agree to such QA/QC efforts. She also noted that we have been successful with past co-op cycles' efficacy, but we are looking to increase the 25% conversion rate of interested parties → contracts/installed systems.
 - We cannot contract directly with iChoosr. We are interested in piloting this new SUN approach where they use iChoosr to see how QA/QC works. Then we can see if we want to pursue future co-op cycles or seek another option.
- C. Noakes – Are there other approaches to residential solar? Is there a mechanism, through Arlington's Permitting Office or like an education series for builders and Architects where the County tries to influence new construction, or renovations to be oriented for maximum solar PV?
 - C. Chinn said we are looking at IRA grant opportunities to help us educate a wide variety of stakeholders.
 - S. Sklar recommended a forum to educate the home builders and developers, as well as contractors who work on home remodels.
- G. Brozak asked about the costs for solar PV installs via the co-op.
 - C. Chinn said that in the past, up to a 20% discount was the norm compared to when residents struck out on their own outside the co-op to get solar PV installed.
- V. Nambeesan asked if adding or including the Arlington County logo to the marketing materials led to lower costs proposed by the installers.
 - We think the process used to reduce installers marketing and outreach costs and to take advantage of bulk purchasing is the main thing that leads to the lower costs for co-op members.
- S. Burns wondered if there are other similar programs to the co-op.
 - A: Yes – there are other options, for instance one (Solarize) is run by LEAP.
- The meeting adjourned at 9:30 am.

ATTACHMENT 1

AIRE PROJECTS AND PROGRAMAS UPDATE

Progress Report on Studies and Plans



Start ● In progress ■ Estimated Completion ●

Note: Years listed above are Calendar Year (CY), not Fiscal Year.

Progress Report Notes

Amendments:

- **Community Choice Aggregation (CCA):** Includes CCA Legal/Regulatory Analyses + Retail Choice/Aggregation/Transactional Analyses. OSEM Bureau Chief furnished draft Purpose, Background, and Scope of Work to the County Attorney. Initial list of firms to interview. CAO response anticipated by end of May.
- **EV TCO Comparative study:** Report finished.
- **ARTBus Feasibility Study:** Draft Study Report scheduled for May 2023
- **Carbon Neutral Transportation Master Plan:** Amended SOW Jan 2023 to expand EVSE analysis/siting plan & engagement. Est. completion adjusted to Oct 2023.
- **Energy Assurance Plan (EAP):** Report provided to County staff.
- **Risk Assessment & Management Plan:** RAMP Task 6 (Gap Analysis with Mitigation and Adaptation Strategy Development) County staff & consultant workshop is scheduled for March.
- **Building Electrification Assessment and Use Case Studies:** Builds on previous SWA report. With FY23 funding available, the project will move forward after the Energy Services Contract RFP is completed. Report slated for Q4 CY2023.
- **Building Upgrade Decision-Support Tool:** Tool is being used by the County staff.
- **On-Site Solar Assessments Project:** With FY23 funding expected to be available, the project will move forward after the Energy Services Contract RFP is completed. Report slated for Q4 CY2023.
- **AIRE Technical Initiative with NREL:** NREL providing technical assistance to County staff and Barcroft property owner to enhance project energy efficiency and resiliency.