

MEETING MINUTES OF THE VIRTUAL MEETING
ARLINGTON COUNTY C2E2 ENERGY COMMITTEE
7/13/2023

The **C2E2 ENERGY COMMITTEE** convened its virtual meeting at **7:00 PM** on **July 13, 2023**.

PRESENT (VIRTUALLY)

Doug Snoeyenbos, participated virtually from home (via Teams)
Claire Noakes, participated virtually from home (via Teams)
Greg Brozak, participated virtually from home (via Teams)
Rick Keller, participated virtually from home (via Teams)
Kip Malinosky, participated virtually from home (via Teams)
John Bloom, participated virtually from home (via Teams)
Scott Dicke, participated virtually from home (via Teams)
Scott Brideau, participated virtually from home (via Teams)
Kevin Vincent, participated virtually from home (via Teams)

ABSENT

Scott Sklar
Vasu Nambeesan
Jonathan Morgenstein
Stephanie Burns

STAFF

Rich Dooley
Demetra McBride
Drew Stilson
Paul Roman
Steve Burr

GUESTS

Tad Lunger

SUMMARY OF PRESENTATIONS/DISCUSSIONS

1. Greetings and introductions (7:00) – Doug Snoeyenbos

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

2. Review/approve meeting agenda and June meeting summary (7:05) – Doug Snoeyenbos

- The July meeting agenda was approved. The June meeting summary, including changes requested by C. Noakes, was approved.

3. Public Comment on General Topics (7:10)

- None

4. Discussion on legislative agenda (7:15) – Claire Noakes

- Wanted to identify opportunities for support. Three already discussed include:
 - Request for stretch building codes
 - Energy Benchmarking bill
 - Solar schools and public buildings being made solar-ready
- Retail Choice – might be something worth considering
- Studies to request:
 - *Sourcing of solar facilities* – what factors go into it. She thinks Arlington should consider impacts on localities when we look at VPPAs.
 - *Gas leaks* – given what leaks that satellites have picked up recently
- D. McBride added in the Teams chat some other items to consider:
 - Fast-track permitting, partial waiver of permit fees; technical support, aggregated purchase of equipment to lower per unit costs, etc. These are other additional, common incentive tools on top of financial ones.
- Discussion
 - K. Malinosky – for the top 3 – do we know if Dominion Energy is opposed to any/all of the items?
 - A: Stretch building codes & Benchmarking will be opposed by the homebuilders association.
 - D. Snoeyenbos asked about stretch building codes
 - Arlington County and other localities currently must require only what the State requires. The EC would like to give localities permission to create higher energy standards at the local level.
 - R. Keller – we should put forth as many ideas – possibly tier them – to C2E2 and let C2E2 pare the numbers down. He also advocates that VA stay in RGGI; we should block the repeal from RGGI.
 - C. Noakes asked about transportation. Include anything in the draft letter regarding those matters?

- Last year, C2E2 asked for expanded funding to support electrification in transportation. In 2021, C2E2 asked for EV charging standards. Add those to this year's letter? A: Yes, the group did like that idea.
 - R. Dooley included in an e-mail links to past C2E2 letters and County Legislative Priorities letter.
- Draft letter
 - The draft letter will be revised, drafted and sent to C2E2, cc'ing the EC

5. Monthly update from the AIRE team (7:35) – Drew Stilson & Rich Dooley

- Including presentation by Drew Stilson on GHGe Inventory (Attachment B provides screenshots from Drew's Power BI presentation during the EC meeting)
- We've been working on a dashboard and visualization of the data from 2018 analyses
- We will be posting these visualizations on the County website
- We used Power BI to create these – and it allows the end users to change assumptions
- K. Vincent asked whether we plan to break out taxis and Uber/Lyft from the rest of the vehicle groups
 - A: We will look into doing that
 - We are working to develop sector-specific dashboards as well
- C. Noakes – Do you have a breakdown of each building e.g., APS buildings, to show each building disaggregated?
 - A: We will look into that
- G. Brozak – How frequently will this be updated?
 - A: We will update when we complete GHGe inventory updates; at least every five years.
 - D. McBride noted that every 5 years might not be frequent enough, but she wants to hear from the EC what they would like to see. She asked if we could discuss this again before the end of this year.
- D. Snoeyenbos – He is not sure how accurate the data is. He is skeptical of the data and the protocols used for collecting the data.
- G. Brozak – Asked why this data gathering cannot be done every year.
 - He, too, wondered where the data came from and the methodology used to collect the data.
- J. McIntyre – Asked about how we are accounting for renewable energy
 - A: We take RECs into account in our accounting.
 - She would like to highlight how much electricity we are using and then seeing how that is offset by RECs, VPPA, and on-site RE.
- We use the GPC Methodology to develop our inventory
- J. Bloom – Asked about the Scope 3 emissions and what plans we have to account for them, those indirect emissions.
 - A: We already account for solid waste, that is in the Waste-to-energy plant.
 - A: Scope 3 can be broadly defined. We are still assessing where we draw our boundaries.
 - C. Noakes – If we simply take into account the food that is flown in from around the world. It would be interesting to see what those emissions would be.
- D. Snoeyenbos is targeting the September meeting to revisit this topic.

AIRE Update slides

- R. Dooley presented slides showing the current status of AIRE team projects (Attachment A)
- G. Brozak – Asked if we could add another circle to denote the original project end date and then a separate updated project end date.
 - A: D. McBride noted that such information would only be helpful if an explanation was provided for each project where those two different end-dates exist.
 - A: Instead of adding a circle to the slide, staff recommends that if/when there are questions regarding the timing of project deliverables and the end of projects, EC members should ask County staff during the EC meeting
- J. Bloom – We were expecting to see ARTBus Feasibility Study information by now. When will see the information?
 - A: D. McBride said it would be Sept. 2023.
 - D. McBride asked that J. Bloom send us an e-mail and we would send it up the County chain of command to get J. Bloom an answer.
 - S. Brideau – Slide 1 – Are there other projects we are thinking of working on? Are there next steps for these projects that are shown here? Is there a way for us to portray the ongoing work and future work interests.
 - A: The AIRE staff will think about that and come back to the EC with suggestions.

6. Discussion about Green Building Incentive Program (8:00) – Tad Lunger (Impresa Legal Group)

- Tad is the Chair of the Chamber's Government Affairs Committee.
- He has been involved with the County and the GBIP since the early years of the GBIP.
- The GBIP help developers underwrite the risks with using new technologies. It also helped create density, which turned into a revenue generator for the County.
- Tad is interested in the existing buildings and how property owners can take risks to improve those buildings.
- Property owners are not necessarily proactively choosing to swap out technologies if they do not have to.
- D. Snoeyenbos asked what the County could do to have private property owners electrify their buildings. For instance, replacing natural gas-fired water heaters with electric water heaters. Could the County offer property tax cuts to entice property owners to make such changes?
- T. Lunger said that the issues with existing buildings are the ages of the various buildings. Formidable questions property owners need to address include:
 - Does each unit need to be improved for a condo or apartment?
 - Does piping or electric wiring need to be updated?
 - Thus, it is hard for County staff to ascertain what the cost of such a program would be for the County.
 - Each MFH unit will throw off about \$4,000 to \$4,500 per year in tax revenue.
 - **Pulling back any of that tax revenue would be difficult for the County to do.**
- G. Brozak – Are there any other incentives that could be used for existing buildings? We can't offer additional density for existing buildings like we do for new buildings.
 - A: T. Lunger noted that Dominion Energy is a big issue when it comes to electrifying buildings and vehicles.
 - T. Lunger thinks it is likely we will see a lot of building repurposing, e.g., going from commercial office to data closets, MFH, parking garages – all of which could give energy another bite of the apple. That is, assuming the repurposing cannot be done by-right.

- T. Lunger noted that a new building chose to put money toward affordable housing instead of adding solar on the building skin and roof, which would've been a very innovative project.
 - D. McBride asked about the building where Tad and team were considering solar on the roof and the building sides. Dominion interconnection fees can be quite problematic.
- T. Lunger said that the County government in its buildings could show how new technologies could be tested & used to show the private sector proof of concept and reduce risk for the private property owners.
 - The County can also find case studies for other cities' private sector buildings that have electrified and/or have used new technologies, gone net zero, etc.
- G. Brozak – He is seeing projects that are going toward approval. Those projects are still using natural gas, even though a new building could be retrofitted. However, there will be no incentive for that new property owner to change out its new equipment until that equipment is slated to fail, which would be 15-20 years or more. How can we make these projects electrify from the start?
 - A: T. Lunger noted that property owners have short time horizons, 10-15 years, so they do not care about the long-term efficiency of a building. That is based on the investment cycle for the money paying for the building.
- R. Dooley – Asked about C-PACE and what T. Lunger thought of it.
 - A: T. Lunger sees C-PACE as an option and is considering it for a project right now. That said, he is not sure how many people know that C-PACE is a financing option.
- C. Noakes – Earlier we talked about benchmarking, which could be thought of as public notification of a building's performance. Energy is invisible compared to physical amenities, such as granite countertops. Consumer sentiment can be a big driver to change things. What does he think about benchmarking?
 - A: It's mainly about rent and amenities, those are of prime interests to property owners.
- K. Vincent – The County needs to stop giving false green credentials to buildings that do not deserve it, i.e., those types of buildings and their teams are doing the bare minimum and are not helping us reach our energy goals.
- T. Lunger thinks that incorporating the energy goals into a statewide uniform building code is the major win we should strive for.
- D. Snoeyenbos – Major car manufacturers are saying that they are going to produce only EVs. So, for MFH buildings, how important will it be to have EVSE in those buildings? What about existing MFH buildings?
 - A: T. Lunger said that the demand is already there. Energy companies are making deals to make a no-cost EVSE option for the property owner since the energy service company will install the EVSE as long as the receipts from the charging goes to that installer instead of going to the property owner. The changes are already happening.
 - K. Vincent thinks government intervention will be needed to facilitate the process, especially since the costs borne by Dominion Energy are so high and problematic.

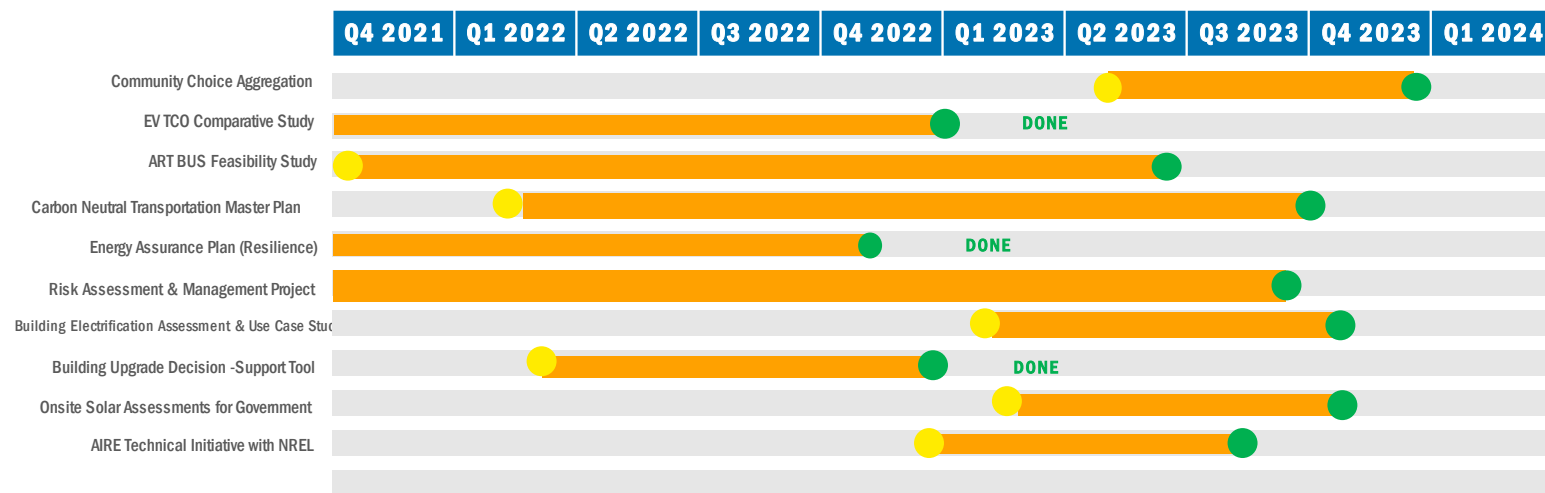
7. Adjourn (9:30)

- The meeting adjourned at 9:00 pm.

ATTACHMENT 1

AIRE PROJECTS AND PROGRAMS 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:

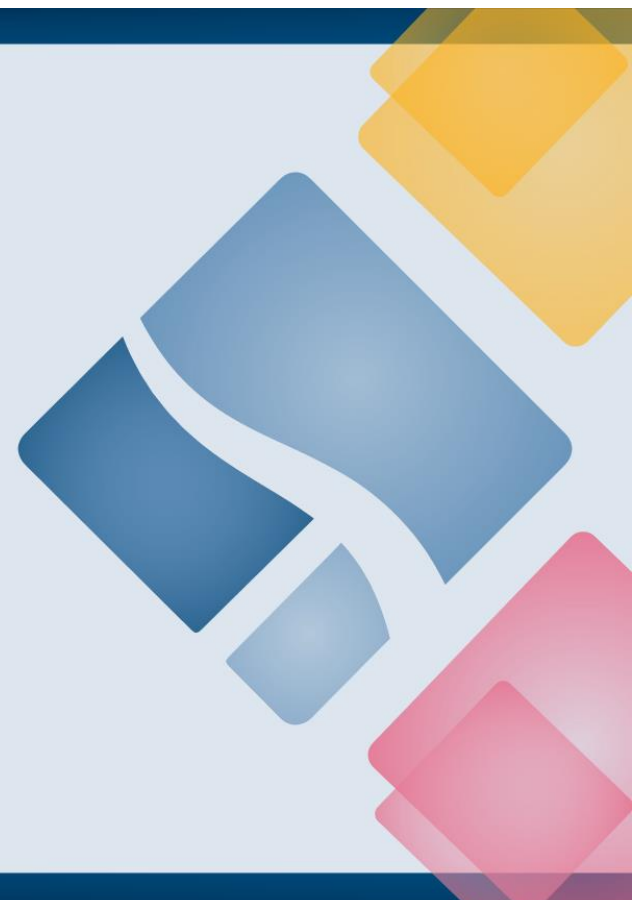
- **Community Choice Aggregation (CCA):** Completed CAO Review of Scope of Work; selected three firms for interviews and tentatively looking to start firm interviews in late July, selection by late August, and contract in Sept. Analysis should be 2 to 2-1/2 months, and completion before end of calendar year
- **EV TCO Comparative study:** Report finished.
- **ARTBus Feasibility Study:** Content review currently in process. Engage key Commissions in September
- **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 webpage to launch in August. Arlington Resiliency Summit in Jan/Feb 2024
- **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.

ATTACHMENT 2

GHG Inventory Data Visualizations and Dashboards

GHG Inventory Data Visualizations & Dashboards

July 2023



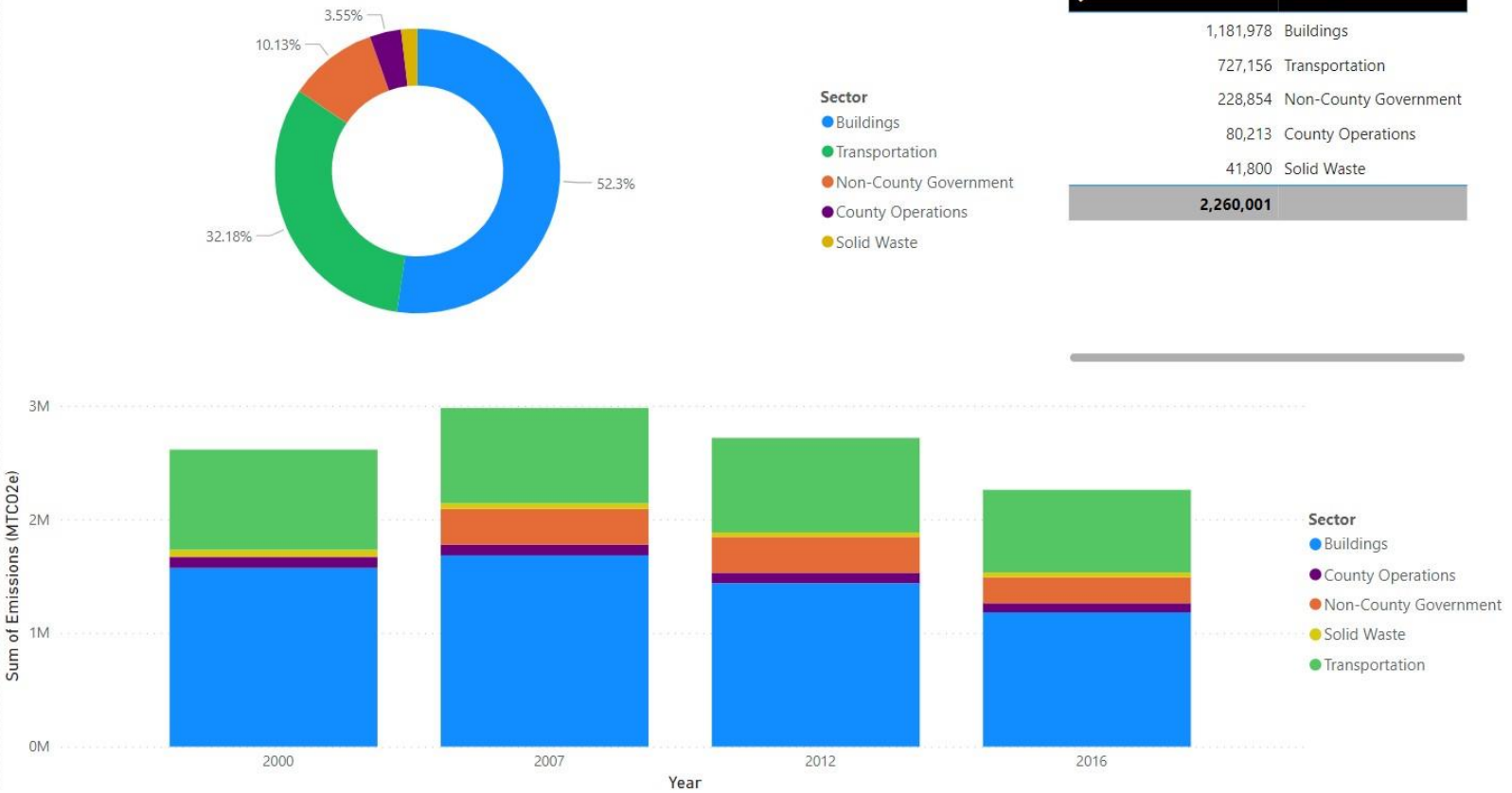
Objectives

- Develop data visualizations and dashboards breaking down community GHG emissions by sector and source
- Use GHG inventory data to identify largest emissions sources
- Highlight major emissions sources in easily digestible format for key stakeholders and public

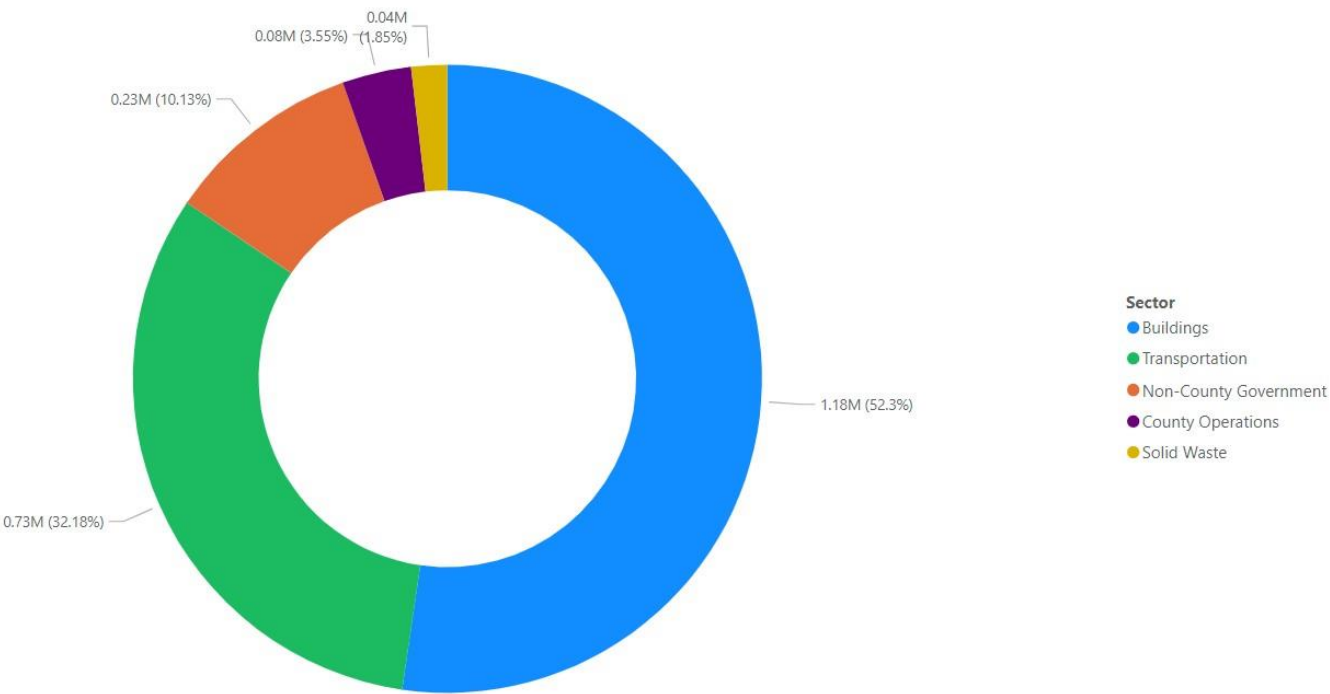
Dashboard Demo



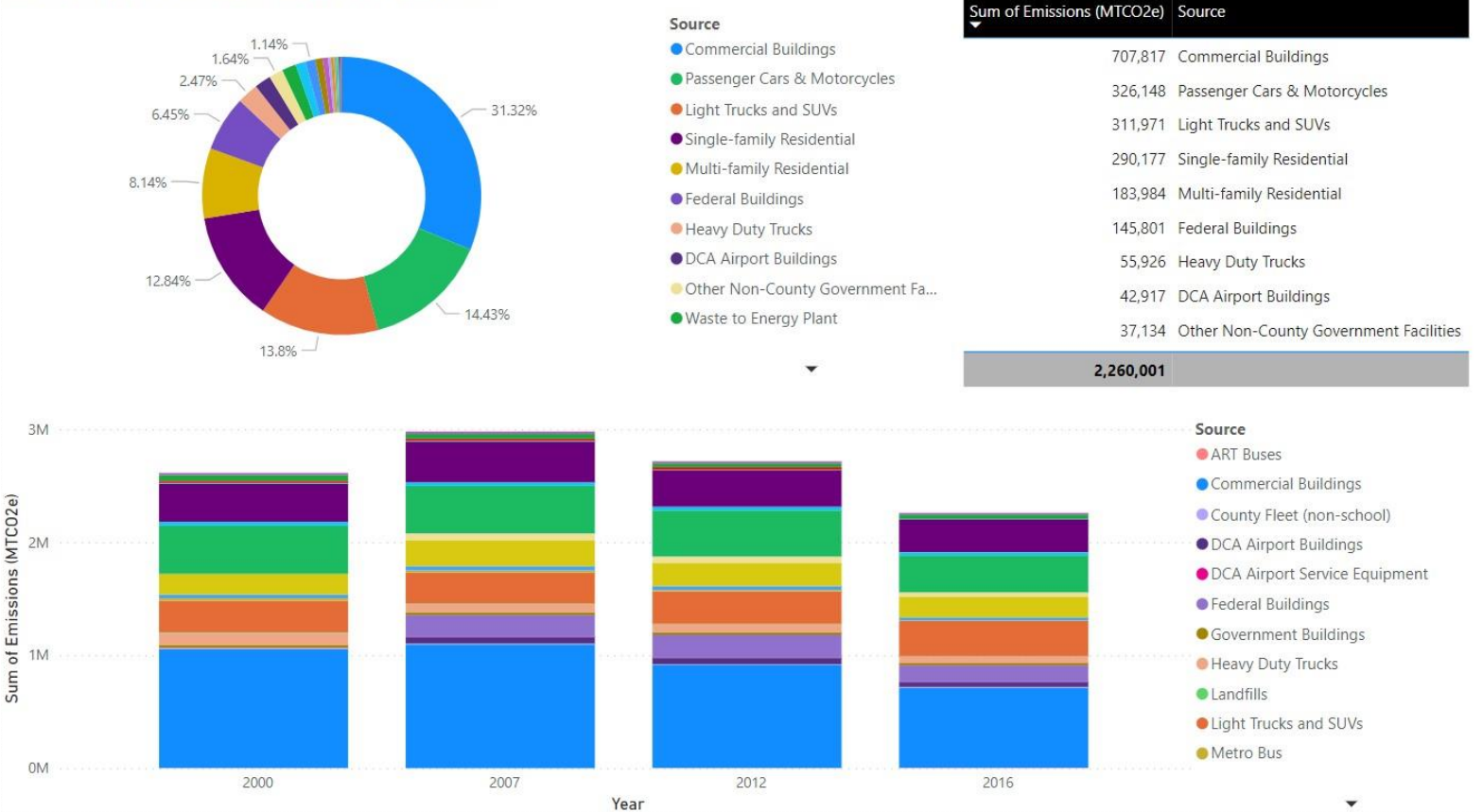
Community-Wide GHG Emissions by Sector (MTCO2e)



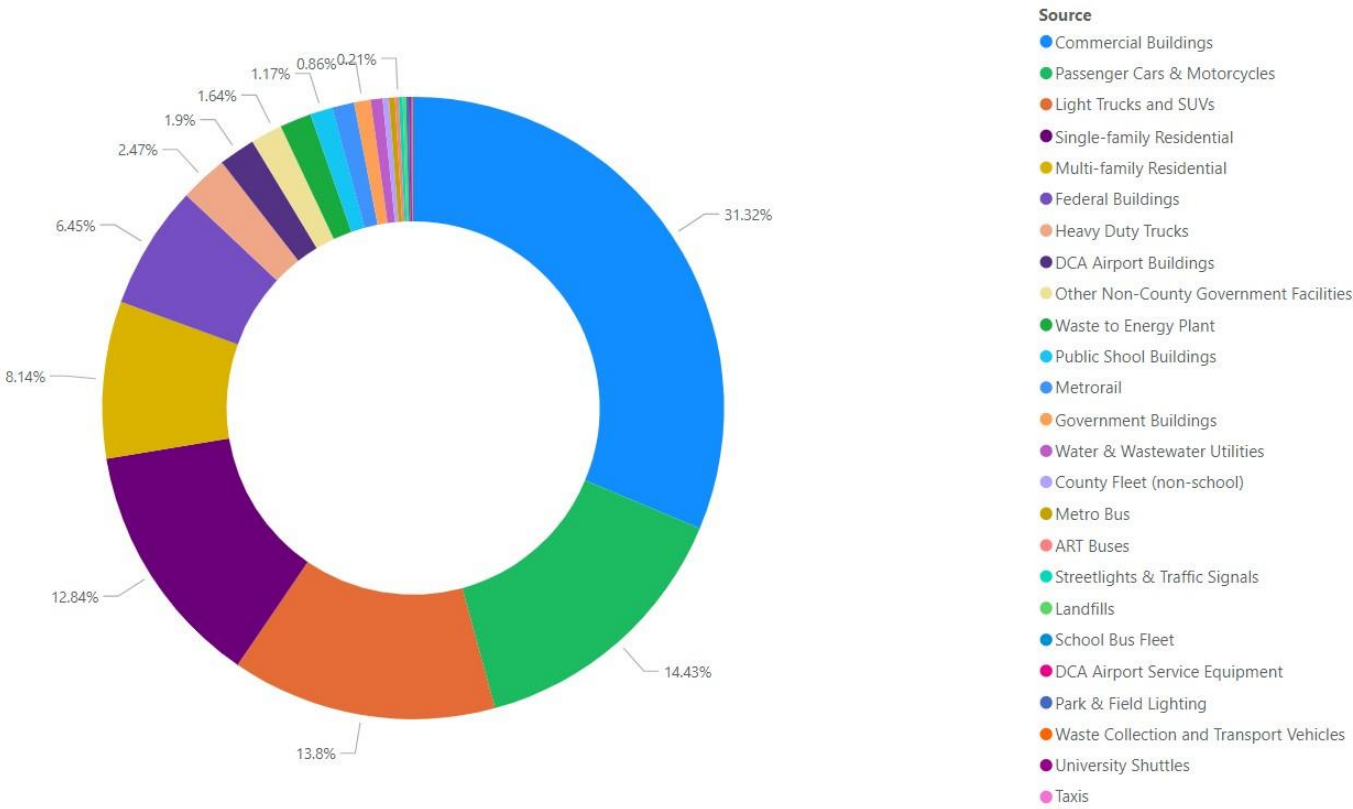
Community-Wide GHG Emissions by Sector (MTCO2e)



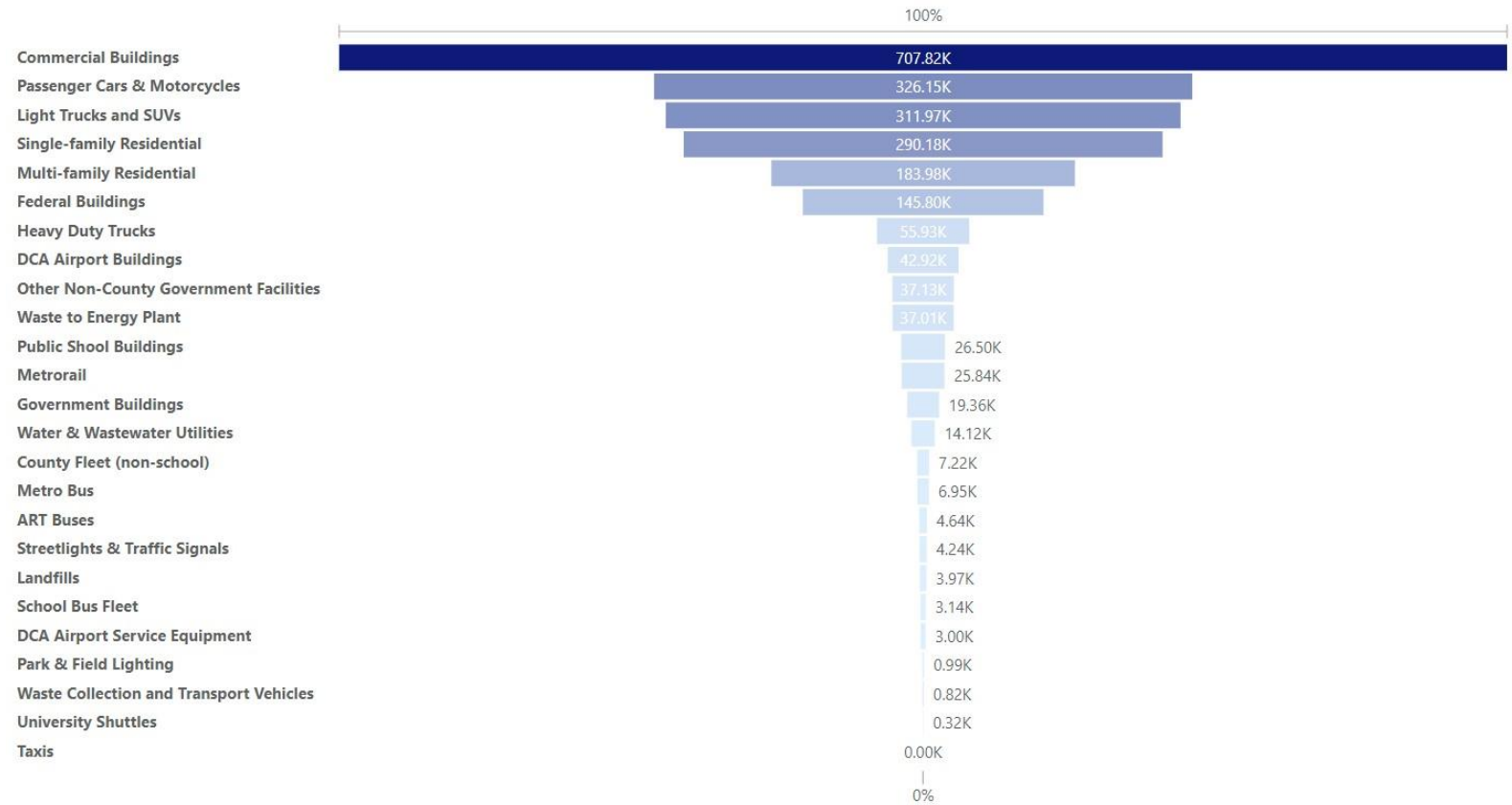
Community-Wide GHG Emissions by Source (MTCO2e)



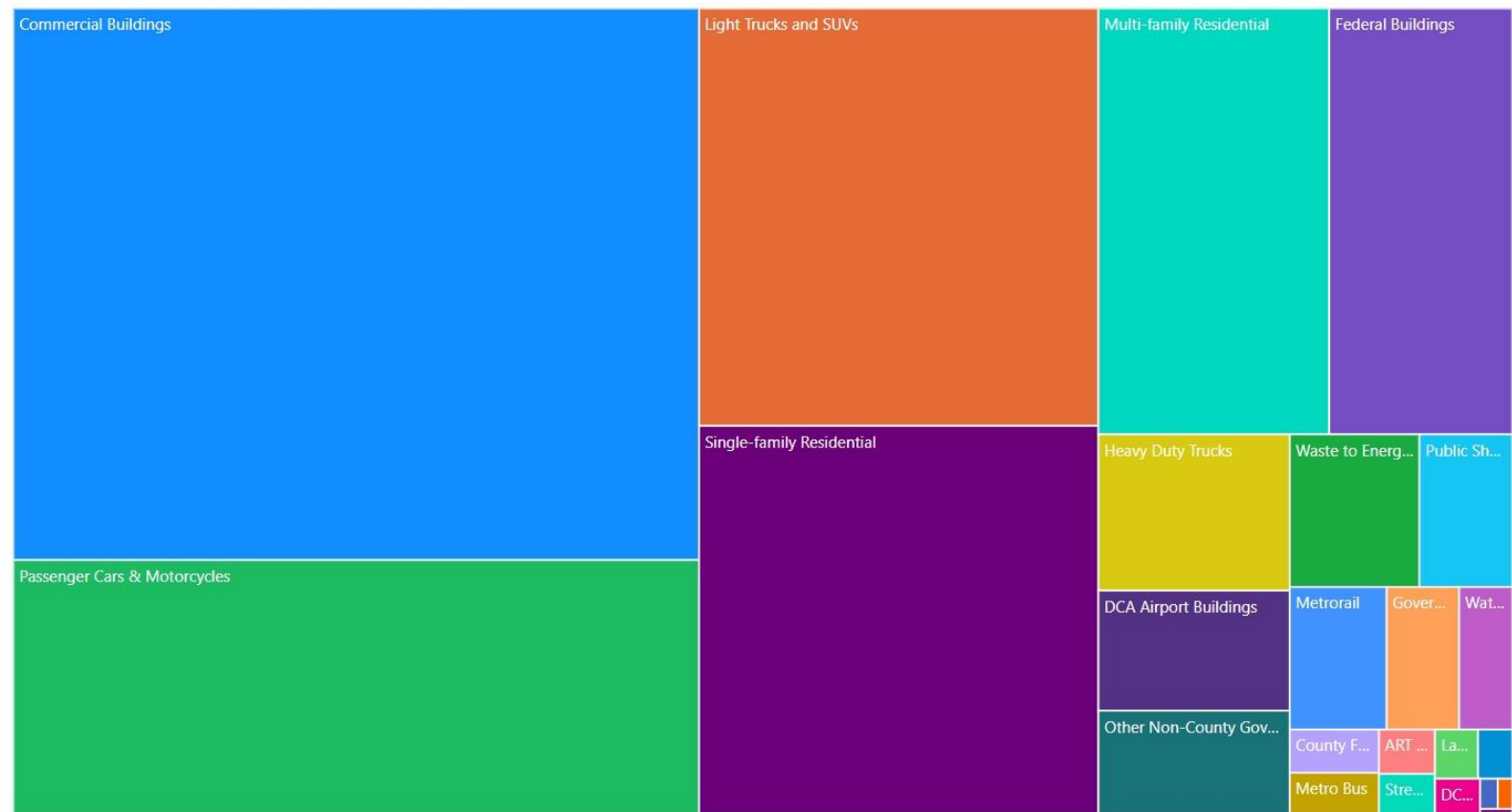
Community-Wide GHG Emissions by Source (MTCO₂e)



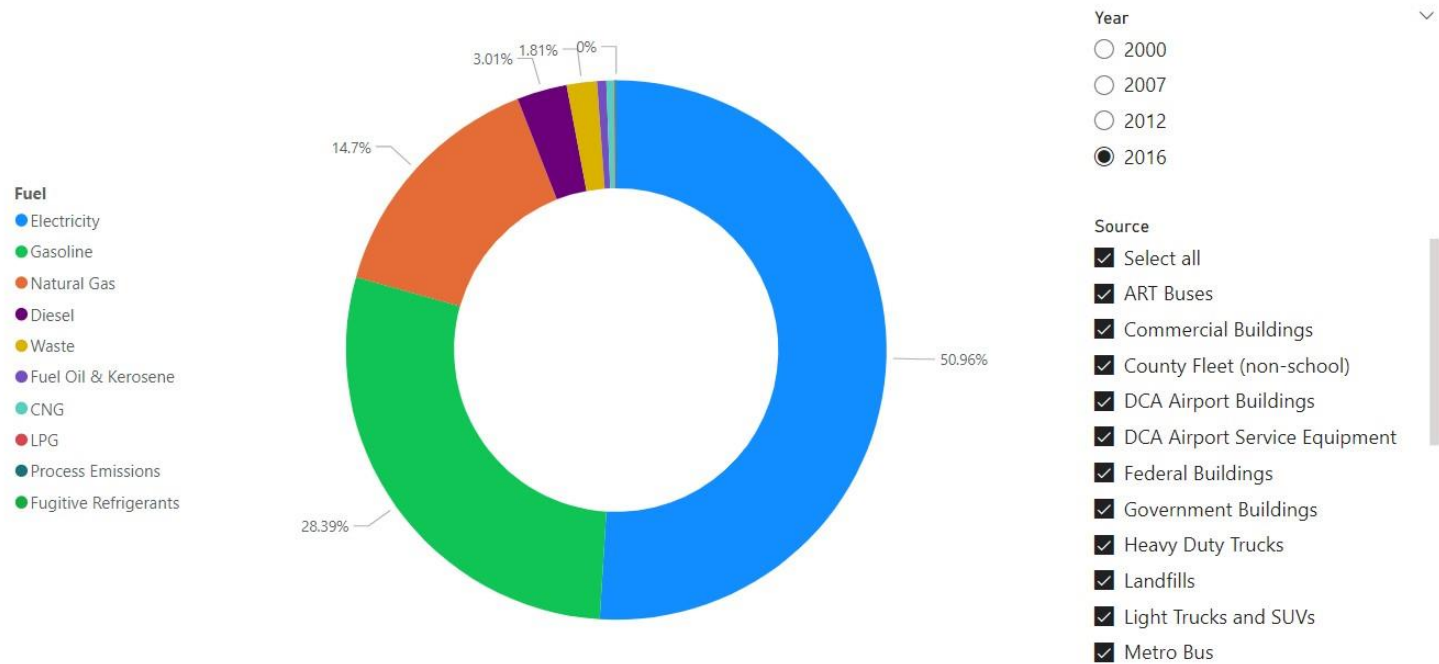
Community-Wide GHG Emissions by Source (MTCO2e)



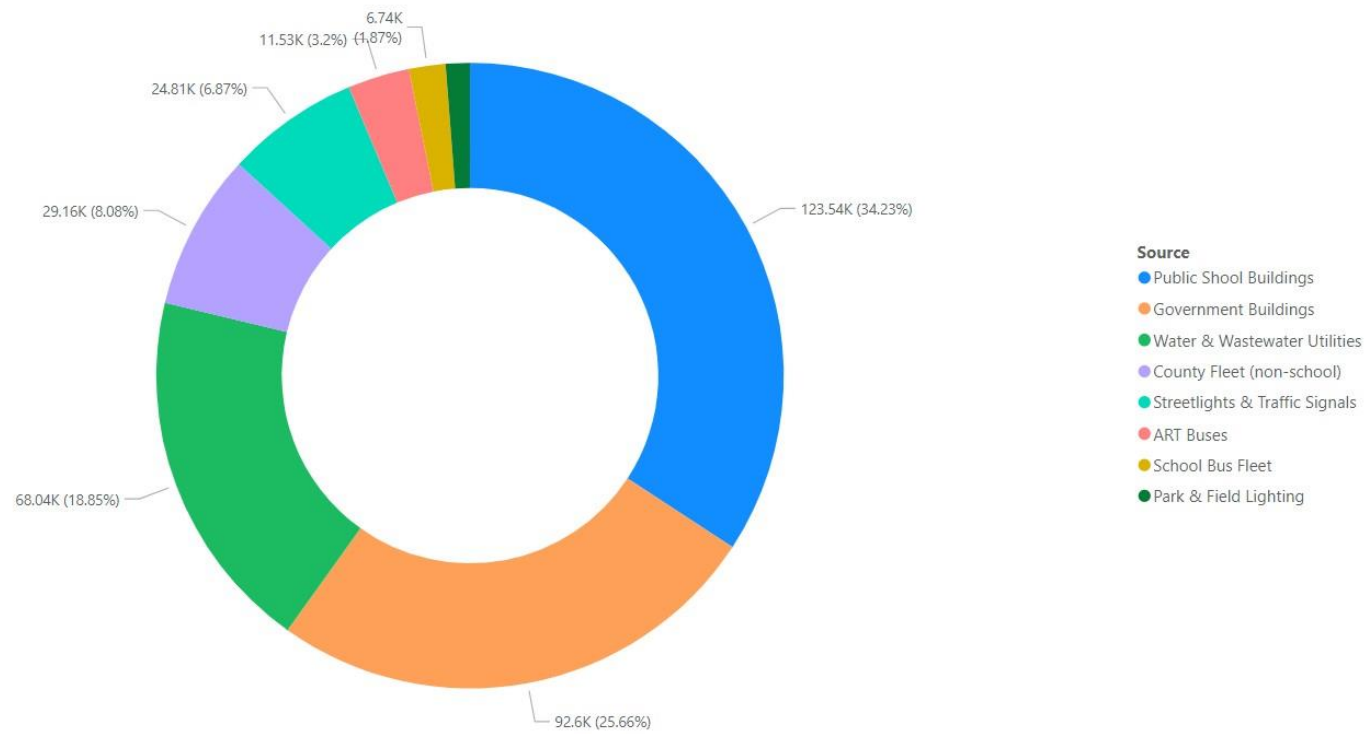
Community-Wide GHG Emissions by Source (MTCO2e)



Community-Wide GHG Emissions by Fuel Type (MTCO2e)



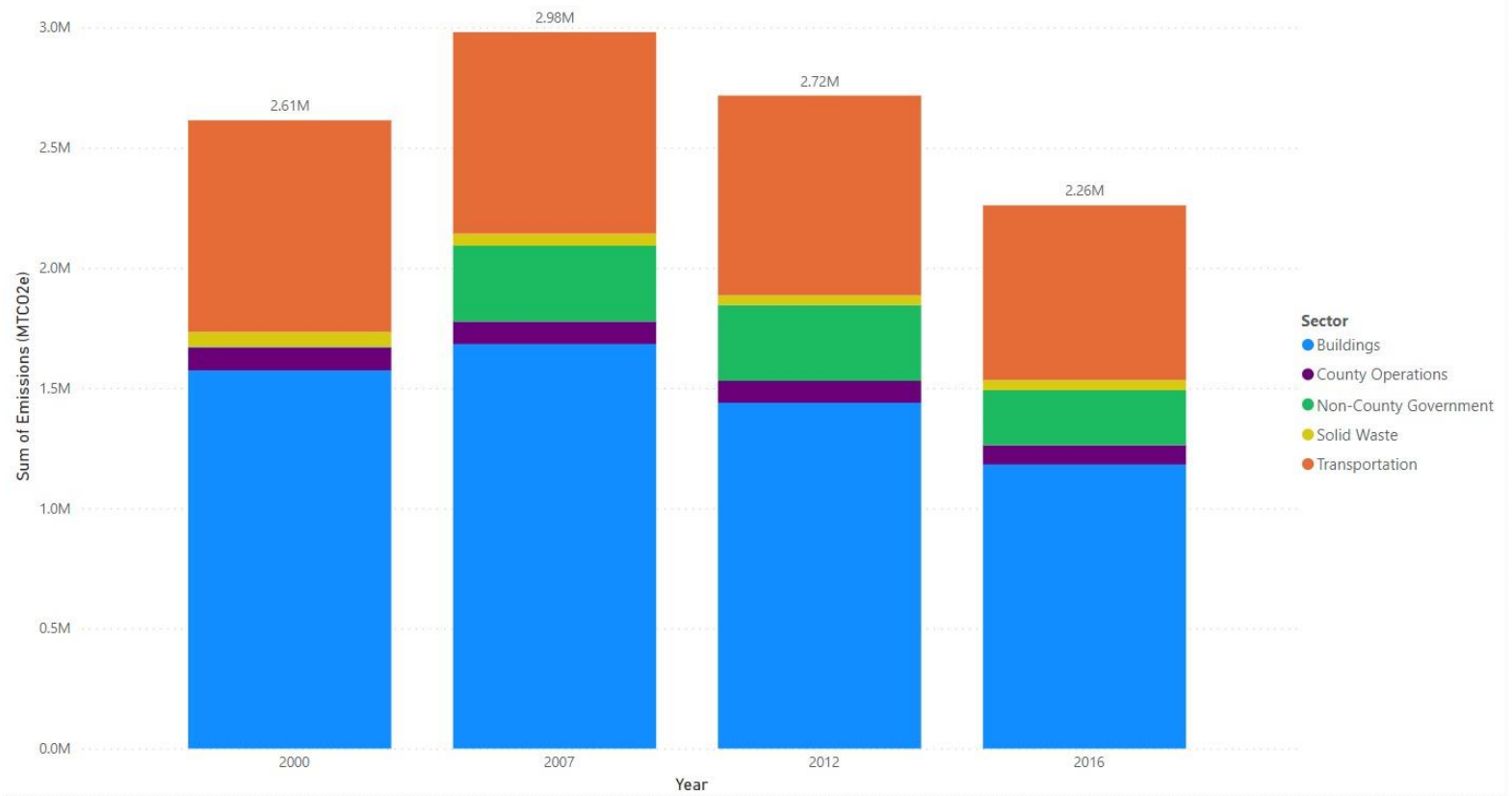
County Operations GHG Emissions by Source (MTCO2e)



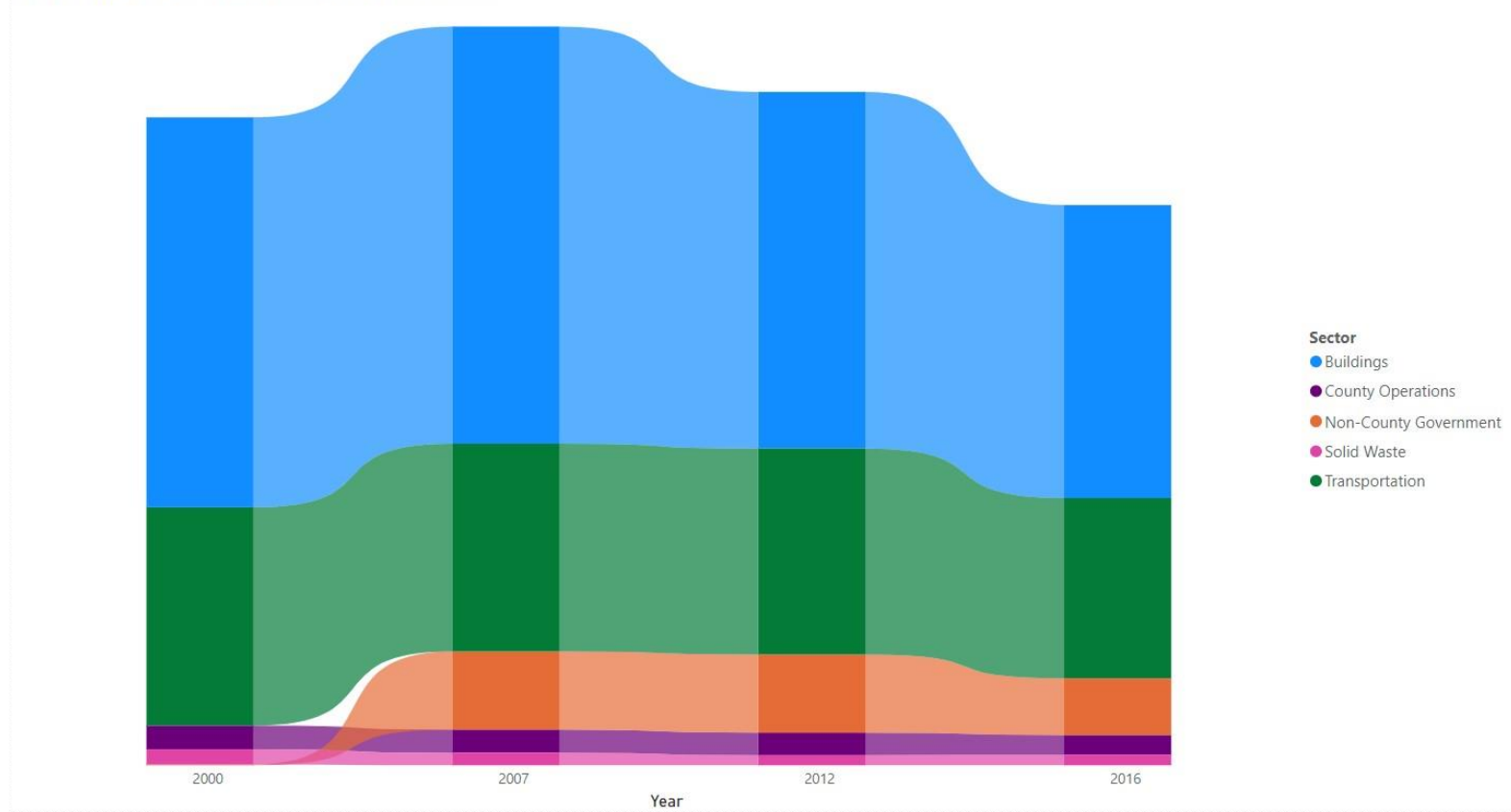
County Operations GHG Emissions by Source (MTCO2e)



Community-Wide GHG Emissions by Sector (MTCO₂e)



Community-Wide GHG Emissions by Sector (MTCO₂e)



Community-Wide GHG Emissions by Source (MTCO₂e)

