

MINUTES
Green Building Incentive Task Force
May 26, 2011
City Hall, Room 209, 12:00 PM

1. Review and approve of GBITF minutes from April 28, 2011.

O'Neil, Getz, Boxer, Pulaski, Belleau, Marshall in attendance. Staff present included Houseal and Mitchell. Motion made to approve the minutes by Getz, seconded by O'Neil, passed 6-0.

2. Review of Requested Information from April.

Mitchell presented and reviewed material on the TIF policy and TIF districts. For example, \$2,000,000 of new property value translates to approximately \$36,000 of TIF value if 100% of the value is converted to a TIF. In response to questions it was clarified that TIFs cannot be used for single family housing or condominiums. TIFs could be used to set up a revolving loan fund to reinvest in commercial properties in TIF districts, possibly city-wide.

Houseal reviewed material requested by the Task Force. In reviewing the natural gas maps, it was commented by Marshall that the maps are sufficient to develop a natural gas conversion program since the maps show the majority of the City serviced by natural gas.

3. Further Discussion on Development of Green Building Incentives.

The Task Force continued the discussion of energy disclosure. O'Neil suggested the importance of distinguishing the difference between residential and commercial/industrial. There was a consensus from the Task Force that mandatory reporting of energy performance was not onerous for commercial owners since this information would typically be required by a buyer at time-of-sale. Reporting square footage, fuel use and electrical usage on EPA Portfolio Manager or other energy performance software would not be very difficult since such tracking of building performance is the commercial norm.

There was further discussion of how the Green Building Ordinance would be amended to use TIF to fund the incremental cost of energy performance. There would be a need to review the TIF policy to do so.

4. Confirm Date for Next Meeting: The next meeting is currently scheduled for June 23, 2011.

It was concluded that there seemed to be solidifying recommendations for the Energy and Environmental Sustainability Committee. It would be best to report back to the Committee in July rather than June as planned. Staff will summarize the recommendations before then and at the next meeting the Task Force will review. The next meeting will be to review the recommendations and review amendments to the Green Building Ordinance.

5. Adjourn