Washtenaw County Environmental Council

Tuesday, July 25
5:00 PM – 6:30 PM
Remote Meeting via Zoom

Join by Zoom: https://zoom.us/join
Join by phone:1-312-626-6799
Meeting ID: 873 0013 5225
Passcode: 709275

AGENDA

1. Call to Order
2. Attendance
3. Approval of the Agenda
4. Approval of Meeting Minutes (5 Minutes)
    a. June 27, 2023
5. Citizen Participation: (up to 4 minutes per speaker)
6. Council Responses to Citizen Participation
7. Special Presentations
    a. Lean and Green Michigan – PACE Loan Group
        i. Mary Freeman, Owner and Outreach
8. Regular Business
9. New Business
    a. Fleet Management Update
        ii. Jason Fee, Director Facilities Management
    b. Climate Action Plan Update
10. Communications and Reports
    A. Councilmembers
    B. Staff

C. Committees and Committee Reports

a. Committees and Committee Reports
    i. Standing Committees
        1. None
    ii. Special/ Ad-Hoc Committees
        1. Funding Committee - Kris Olsson
        2. Outreach Committee – Avni Rao

11. Adjourn

Next meeting:
August 22, 2023
5:00 PM
Remote through Zoom

Washtenaw County Environmental Council

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DRAFT MINUTES

1. Call to Order

2. Attendance

First Name	Last Name	Present?
Anne	Brown	Y
Andrew	Comai	N
Michelle	Deatrick	Y
Ruby	Horton	N
Gay	MacGregor	Y
Kris	Olsson	Y
Yousef	Rabhi	Y
Avni	Rao	Y
Elizabeth	Ratzloff	Y
Tim	Redmond	Y
Katie	Scott	Y
Annie	Somerville	N
Theresa	Tupacz	N
Benjamin	VanGessel	Y

3. Approval of the Agenda

4. Approval of Meeting Minutes (5 Minutes)

   a. May 23, 2023 – Approved

5. Citizen Participation: (up to 4 minutes per speaker)

6. Council Responses to Citizen Participation

7. Special Presentations
    a. None

8. Regular Business

    a. Committees and Committee Reports
        i. Outreach Committee Report Avni
            1. Official flyer to present at tabling events
                a. Current calls to action for public to participate
            2. Gay and Tim will be joining Avni on the Outreach Committee
        ii. Funding Committee Kris Olson
            1. Spreadsheet: https://docs.google.com/spreadsheets/d/1NycUd7Dd4WSRapHYAc8Z3yBoGEeU369GFkjt0WtJMjc/edit#gid=0
            2. IRA direct pay program for municipalities to fund renewable energy programs: https://static1.squarespace.com/static/5a5414caf9a61e90a854b98c/t/6494867d3fc832597c188c81/1687455358588/DirectPayFlyer.pdf

9. New Business

    a. Racial Equity Office
        i. Terrence Williams, Community Engagement and Program Manager
            1. There is no environmental justice without racial justice
            2. Tim- Does the REO have a budget from the County?
                a. Yes. The budget expands and grows but the bulk of the budget goes to the staff. There are also funds from the marijuana taxes that go to the REO.
            3. Michelle- Does the overall purview of the REO include the grant writing opportunities? Does the REO provide financial or grant writing support to needy communities?
            4. Liz- City of Ypsilanti sustainability coalition has been thinking and talking about how the city will interact with the implementation of the Resilient Washtenaw plan. Does it make sense to coordinate both entities?
                a. Yes.

    b. Climate Action Plan Update
        i. Staff recommendations for the Resiliency Office will start at the board table in September/October
        ii. There is interest in a grant position to pursue outside funding sources. We will be looking to hire someone within the next couple of weeks.
        iii. Intern is working on program proposals within the climate action plan
            1. Ben: Do we have anyone who is designated at the county to follow the EPA webinar updates?

        a. Andrew- we try but it isn't always possible. The Resiliency office staffers would attend things like this.
    2. Michelle: If the grant writer isn't solely focused on climate, we should focus on identifying grants that are pertinent to the resilient Washtenaw plan.
    3. Ben: Has there been any coordination with SEMCOG on the climate action plan?
        a. The person leading this work for SEMCOG is a Washtenaw county resident and we are working closely together.
    4. Michelle asked to clarify staff positions:
        a. Grant writer would be a temp employee, and this is close to publishing.
        b. Resiliency Office Timeline is working its way through the internal budget process, submission happened 2 weeks ago. They will be recommendations to the board of commissioners.
    5. Michelle- is there a possibility of fast tracking this? 9 months out seems too far.
        a. 9 Months is correct.
    6. Kris- Can we get started on parts of the plan without staff?
        a. There is no budget at this time for the work.
    7. Michelle- Did the consultants develop a timetable of when particular dates are supposed to happen?

c. Additional item to discuss a letter of support from webster township who is looking for a grant to turn their webster village area into a resiliency hub.
    i. Michelle is looking for a deadline
    ii. Suggest authorizing the council to support Washtenaw County municipality that are in alignment with the climate action plan
    iii. Michelle will be writing a bylaw change in order to allow the council to be able to approve letters of support like this.
    iv. Yousef suggests that we create a process that letters of support must follow in order to sign.
    v. Kris will send letter to Andrew, myself, and Michelle to start the process.
    vi. Conditional on the approval of Corp Counsel
        1. The environmental council did this last night, do we have this approval? What are they able to do? Chair send on behalf of self? Chair send on behalf of council? WCEC send on behalf of County? - if these aren't allowed, how can we modify this to make it happen?

10. Communications and Reports

A. Councilmembers

a. Yousef- Does think it would be valuable for this group to send a recommendation to the board on hiring.
    i. Michelle will send the resolution to the Commissioners with a cover letter.
    ii. Kris suggests reaching out to other groups for sign-on for the letter.
    iii. Yousef- Members of the council can also come to a board meeting and speak on this resolution.
        1. Get a meeting with Justin, Katie, Annie, and Michelle to talk about this resolution.

B. Staff
  a. Planned Presentations for future meetings
    i. July Presentation: Jason Fee, Facilities Management Director- County Fleet: Fleet overview, current policies, opportunities.
    ii. August Presentation: Theo Eggermont, Public Work Director- Solid Waste Ordinance Revisions
    iii. Topics prioritized by the Council
        1. Listed in Addendums.

C. Committees and Committee Reports
  a. Outreach
  b. Funding

11. Adjourn

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Property Assessed Clean Energy (PACE)

Washtenaw Environmental Council
July 25, 2023

Meet our Team

Todd Williams

President and General Counsel

Mary Freeman

Owner and Outreach

Jon Wylie

Associate Counsel

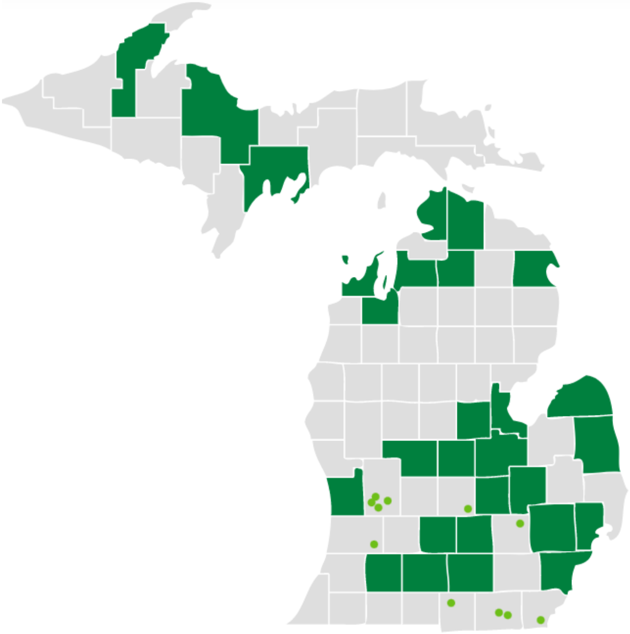
Meghan Ross

Communications and Business Associate

PACE In Michigan

PACE was established by the Michigan Property Assessed Clean Energy Act (PA 270, 2010).

Lean & Green Michigan is public-private partnership launched in 2012 that **serves 54 counties, cities and townships** in Michigan, comprising **over 74% of Michiganders.**



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Problem

Energy efficiency, water efficiency, and renewable energy projects can be expensive.

Traditional financing tools require large, up-front capital investment for a slow, long-term payback, providing little incentive for businesses to undertake these projects.

INTRODUCTION

Solution

PACE financing allows a property owner to voluntarily enter into a special assessment agreement, which can be repaid over a period of up to 25 years.

Local governments get a free economic development tool.

Property owners get 100 percent up-front financing and a fixed interest rate.

PACE lenders get the security of a property lien created by the special assessment.

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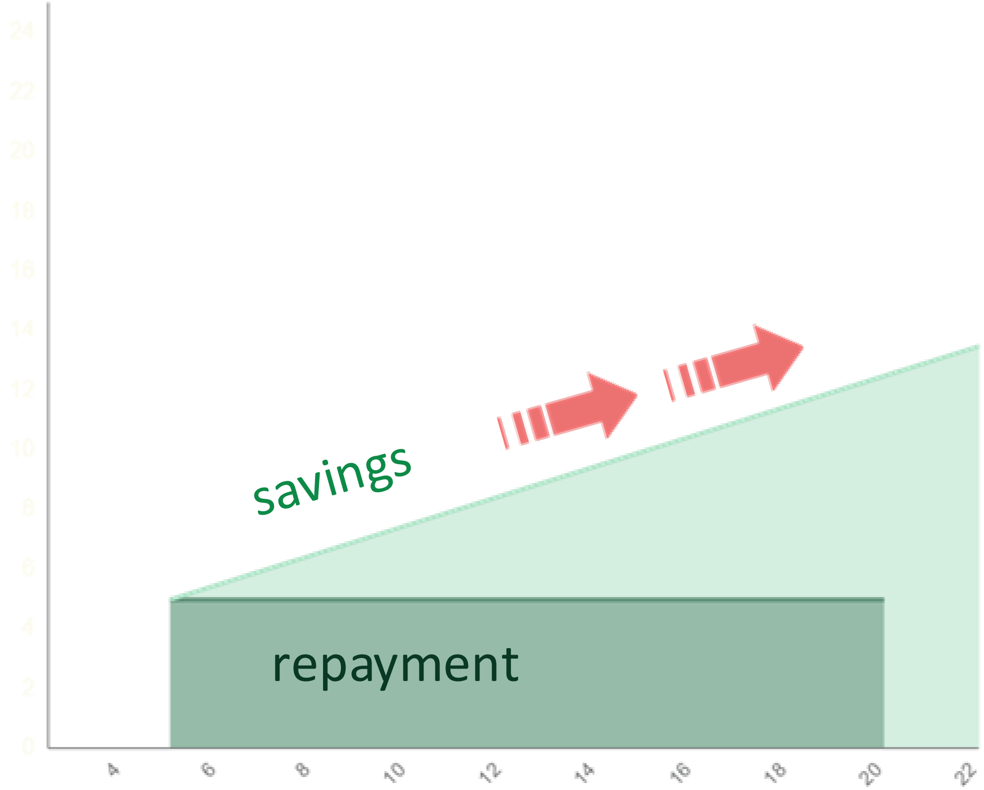
Project Cost vs. Savings



- 100% upfront financing
- Up to 25% loan-to-value ratio
- Fixed interest rates
- Long-term loans, up to 25 years
- The loan runs with the land

Qualified Properties:

Commercial & Industrial hotels, hospitals, restaurants, office buildings, senior living & more

Multifamily housing (4+) both market-rate and low-income apartment buildings

Agricultural farms, wineries

Nonprofits houses of worship, private schools, cooperatives & more

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Qualified PACE Upgrades:

- Energy efficiency: lighting, HVAC, windows, EV charging, insulation, roofing, caulking
- Water efficiency: stormwater recapture, low-flow toilets/sinks/showerheads, greywater systems, green roof, permeable pavement
- Renewable Energy: solar energy, solar roofs, wind energy, geothermal, CHP

EV charging stations are eligible

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PACE vs. PACE EXPRESS

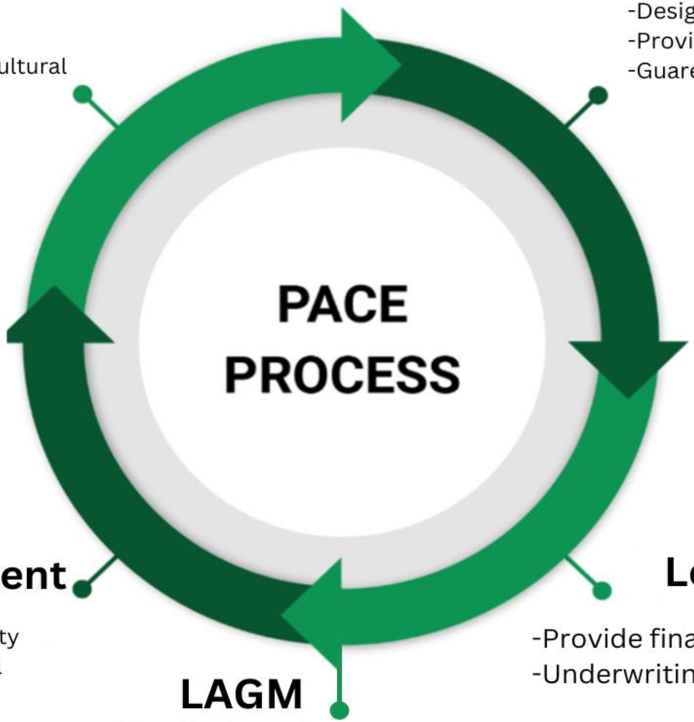
	TRADITIONAL PACE	PACE EXPRESS
Project Cost	Greater than $250,000	$250,000 or less
Savings Guarantee	✓	✗
Savings-to-Investment Ratio	Must be > 1	N/A

Property Owner

-Business
-Hospitality
-Industiral/Agricultural
-Mixed Use
-Multi-family
-Nonprofit
-Senior Living

Contractor

-Design Poject
-Provide energy audit
-Guarentee SIR>1



Local Government

-Provide security through special assessment
-Support local economic development

LAGM

-Coordinate parties
-Administer of behalf of local governments
-Screen for eligible projects

Lender

-Provide financial capital
-Underwriting process

New Legislation Awaiting Gov. Signature

Senate Bills SB302 and SB303 passed this spring.

- Property owners will have the option to waive the SIR and savings guarantee for projects.

- New PACE construction projects are now required to be built above Michigan's energy code, but will no longer require a savings to investment ratio (SIR) or savings guarantee.

- Expands PACE to allow for the financing of Environmental Hazard PACE: mitigate harmful substances from drinking water, mitigate the effects of flood or drought, increase the resiliency of the property against severe weather, and mitigate lead paint contamination.

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MARKET DATA

70

PACE projects financed since 2015

$233 million

Private investment

LEAN & GREEN'S IMPACT	
kWh of Electricity Savings	574,497,680
Metric Tons of CO2 Savings	1,094,656
Gallons of Water Saved	569,226,547
Money Saved	$223,000,000+
Jobs Created	2,494

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THANK YOU!

Get in touch :

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www.leanandgreenmi.com

Fleet Update for EC

July 25, 2023

Past

- Piloted a handful of hybrid and electric vehicles
- Installed 2 PEP stations, each with 2 ports
  - One in parking deck at 101 E Huron
  - One at Service Center
- Piloted EV charge cards to ensure appropriate department was charged back for usage
  - This is no longer in practice

PAST CONTINUED

Telematics pilot project

- Currently about 20 vehicles outfitted
  - Request from CMH to be added back into program
- Excessive idling
- Speed reporting

Present

- Preparing RFP for fleet management services
    - RFI conducted in May; ongoing discussions with several companies
    - Considering RFQ to determine if we can roll in some of the EV transition processes
- Reviewing & Updating Fleet Policy and Procedure
    - Current fuel charge-back procedure
    - Lease policy
    - Vehicle procurement
    - Integrate “Green Fleet” components
- Information gathering
    - Working with MI Clean Cities on fleet transition analysis, timeline and intermediary goals
    - Determining needs and costs for charging infrastructure
    - Outreach to MDOT/EGLE and other local governments to determine best practices for EV deployment

Considerations

Current Fleet

- 244 Vehicles managed by FM
- 17 County departments represented
- Distributed across 14 locations throughout the County

Specialty Vehicles

- Half of the fleet is operated by WCSO
- Pursuit and transport vehicles have varying needs

Supply chains & Tech

- Backlog of orders for vehicles
  - Hybrid orders have been canceled my manufacturer
- FM has had 2 EVs on order for nearly 4 months
- Pros and cons of using telematics to gain a better understanding of vehicle use

Future goals & decisions

Goal: Net-Zero Operations by 2030

Fleet Transition

- Establish baseline target average for total fleet MPG & MPGE by 2024 (*Resilient Washtenaw)*
- Convert all ICE equipment & vehicles to electric by 2030 (*Resilient Washtenaw*)
- 244 vehicles to transition to EVs
- Will likely need intermediate transition to hybrid for some vehicles

Charging Infrastructure

- Install EV charging stations at all County facilities and fleet storage areas by 2027 (*Resilient Washtenaw*)
- 122 ports needed for current fleet
- Level 2 chargers can support most needs
- WCSO locations (including substations) will likely need some Level 3 chargers

Ideas being discussed

Telematics implementation/benefits

- Optimize fleet size and usage
- Move from less reactive to proactive maintenance
- Improve fleet safety
- Develop driver behavior program

Staff commuting and parking options

- Ongoing remote work discussions
- Potential parking incentives
- Staff interest in ride share options

Upcoming Decisions

1
Charging Locations
What locations should we prioritize for installing chargers?

2
Charger Types
Where do we need level 3 vs. level 2?

Where should we put solar carports?

3
Charger Use
How do we charge departments for use?

Do we make available to public?

How do we charge public for use?

4
Cost recovery model
Charging rate for staff and public?

5
Vehicles
Which vehicles should we prioritize for EV transition?

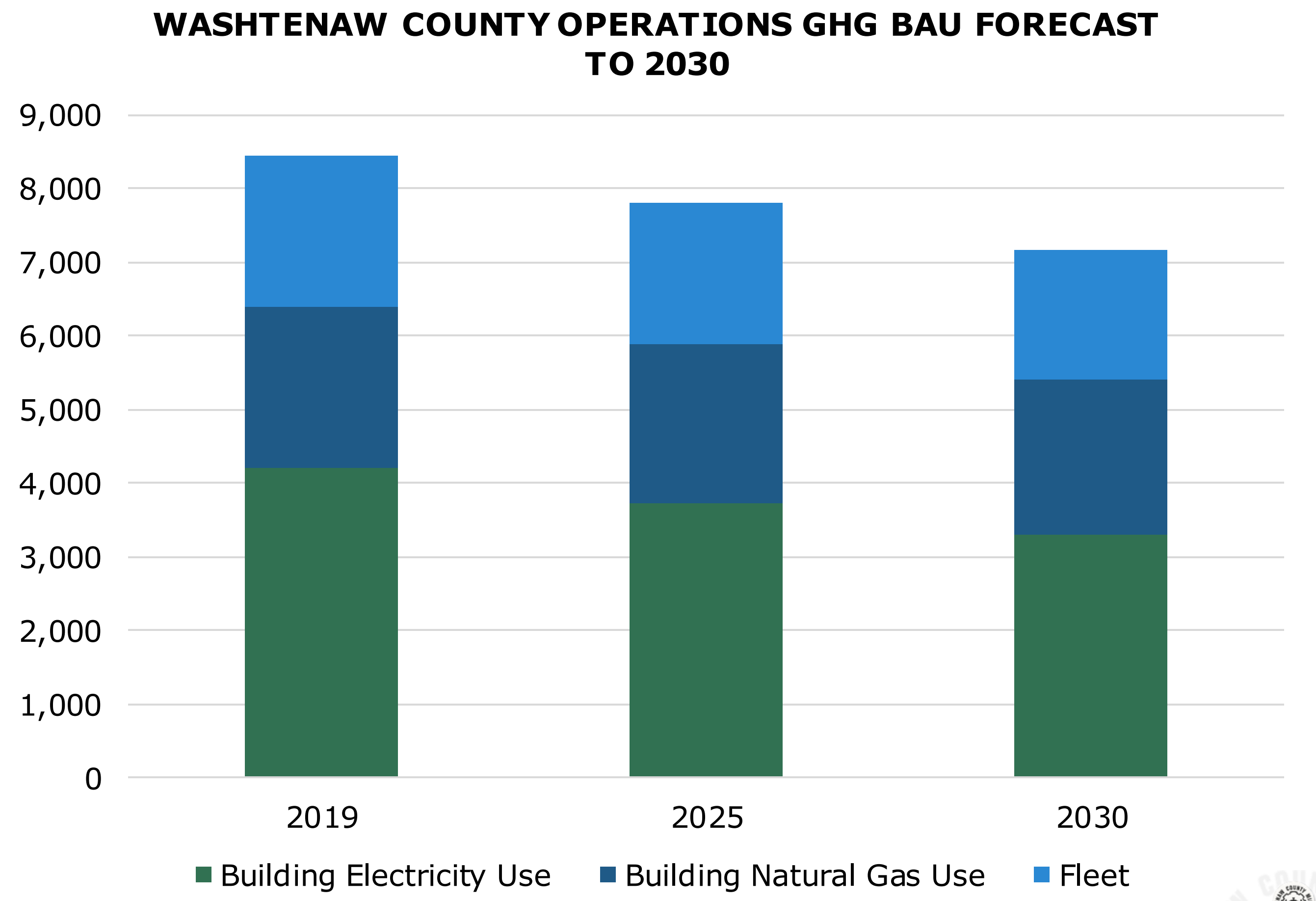
How do we want to utilize/integrate telematics?

Questions/Comments?

feej@washtenaw.org

County Operations Emissions and Business-as-Usual Forecast

Washtenaw County's Operations emitted ~8,452 metric Tons of CO2e in 2019. The business-as-usual forecast of emissions shows a natural decrease over time. While there is little change to emissions from natural gas, emissions from electricity are expected to decrease as grid supplied electricity becomes cleaner due to increased use of renewable energy and transportation emissions are reduced due to increased efficiency of vehicles and increased adoption of electric vehicles.



Washtenaw County Organizational Emissions, Business as Usual Scenario

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Calculated	Calculated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Building Electricity Use (MT CO2e)	4203	4119	4036	3952	3868	3784	3700	3617	3533	3449	3365	3282
Building Natural Gas Use (MT CO2e)	2182	2176	2171	2165	2160	2155	2149	2144	2138	2133	2127	2122
Fleet (MT CO2e)	2067	2039	2010	1982	1953	1925	1896	1868	1839	1811	1783	1754
Total (MT CO2e)	8452	8334	8217	8099	7981	7864	7746	7628	7511	7393	7275	7158