

CITY CLERK'S OFFICE

DATE 2-24-11 TIME 10:31am

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Meeting of Energy Task Force
Santa Fe County Building
Legal Conference Room, 102 Grant Avenue
March 10, 2011
4:00 pm- 5:30 pm

- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
 - A. Minutes of February 10, 2011
- IV. PETITIONS FROM THE PUBLIC
- V. MATTERS FROM STAFF
- VI. DISCUSSION ITEMS
 - a. Continued Discussion on Strategic Plan
- VII. ACTION ITEMS
- VIII. MATTERS FROM THE ENERGY TASK FORCE
- IX. DATE AND TIME FOR NEXT ETF MEETING
April 14, 2011
- IX. ADJOURNMENT



COUNTY OF SANTA FE
STATE OF NEW MEXICO

ENERGY TASK FORCE MINU
PAGES: 7

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**MINUTES OF THE
ENERGY TASK FORCE
of the
CITY OF SANTA FE / SANTA FE COUNTY
REGIONAL PLANNING AUTHORITY**

**4 PM, Thursday, March 10, 2011
Santa Fe, New Mexico**

The Regular Meeting of the Energy Task Force (ETF) of the City of Santa Fe / Santa Fe County Regional Planning Authority (RPA) was called to order by Chair Chris Calvert at approximately 4:00 PM on the above-cited date in the legal conference room of the Santa Fe County Administration Building.

ROLL CALL

Members Present:

Chris Calvert, Chair
Kathy Holian, Vice Chair
David Griscom
Randy Grissom
Craig O'Hare

Members Excused:

David Van Winkle

Others Present:

Erik H. Aaboe
Brendan Miller, New Mexico Economic Development Department
County of Santa Fe
 Duncan Sill, Economic Development Planner
 Daniel Mayfield, Commissioner
City of Santa Fe
 Nick Schiavo, Energy Planner

APPROVAL OF AGENDA

Commissioner Holian moved to approve the agenda, seconded by Mr. Grissom and approved unanimously.

APPROVAL OF MINUTES – February 10, 2011

Commissioner Holian moved to approve the Minutes from the ETF meeting of February 10, 2011, seconded by Mr. O'Hare and approved unanimously.

Chair Calvert introduced Mr. Erik H. Aaboe, who the ETF is recommending to the RPA as a new member of the ETF. Mr. Aaboe stated that he has lived in Santa Fe since 1978 and has been working on energy projects on and off for the whole time. He expressed his pleasure at being asked to join the ETF.

PETITIONS FROM THE PUBLIC

No public was present.

DISCUSSION ITEMS

- **Continued Discussion on Strategic Plan**

Chair Calvert picked up the discussion from the last meeting and noted that input on Santa Fe County and City energy policy options has received further comments from Mr. Van Winkle and Mr. O'Hare, who added brainstorming that did not include necessarily legal or political realities that would be palatable.

Given the economic situation, the problem is getting the financing mechanism for technology for energy conservation or energy efficiencies. Chair Calvert said he was open to discussion for coming up with new and innovative uses that can be accomplished in the short term and how to make use of available financing mechanisms.

A program that was discussed around energy conservation was one concept Mr. Griscom mentioned from Aspen. This is a contest program where people compete to see who can take the most off their energy usage and utility bill. This sort of program does not require a lot of funding. It can be supported with publicity and prizes, and sponsors could be obtained. If such a program is done right, people can be educated to conserve through publicity. Information can be distilled from various municipalities that have done such a program, and the best approach used. This idea can be put on the table as something worth pursuing, given budgets and financing.

Commissioner Holian noted that the County is rewriting its sustainable land development code. A valuable contribution the ETF can make is to study some of the issues the code is addressing and make recommendations to the county. This would not cost money, but would have an impact for the whole area and perhaps bring the county into line with the city code.

Chair Calvert noted that a problem has always been that the CID is involved with the county's permitting.

Commissioner Holian replied that the CID does not inspect for the water conservation ordinance, which is part of the code process. She added that Mr. Sill is working to make the permitting process for solar PV systems as close as possible between the city and the county. The county's process is more onerous than the city's.

Mr. Sill said he would like to bring the comparison and assessment to the attention of ETF as soon as the next meeting and before he makes a recommendation to the county manager.

Chair Calvert said he has had an amount of experience refining the city's green building code and will be glad to share that with the county. He added that the city is moving forward on its existing stock of housing, which is truly where the most energy is being used, and will come forward with renovation and remodeling in addition to the green building code.

Mr. O'Hare noted that the state's sustainable building tax credit for commercial is very under-utilized. There is still an opportunity and source of funds for primarily new construction of residential and commercial. There is an opportunity to market that to citizens and take advantage of it.

Chair Calvert pointed to IV. Energy Portfolio, Section E. Government Regulation, which is where all the programs and tax credits available should be detailed. Part of the obstacle and reason for under-utilization is getting the information out so that people know the variety and range of what is available, depending on circumstances and what regulations apply where.

Mr. O'Hare suggested an aggressive marketing campaign, especially for new construction, working with builders and lenders.

Chair Calvert noted that Santa Fe Homebuilders was on board and helped with the message, but there are still problems with individuals doing their own work who need more hand holding.

Mr. Grissom said the message needs to get down to the subcontractor level, because they do not know how to market and sell the tax credit. He added that PNM came to SFCC and wanted local businesses to get the tax credits. There is a possibility of using SFCC students to do the marketing for the contractors.

Chair Calvert said that information for different options and ground rules for financing should be disseminated in as many functional ways as possible.

Mr. O'Hare said when he worked with the state they did not do a lot of the outreach. The incentives were put into the statutes, and they thought having a website would get the information out. But there is the need to get to the realtors, unions and developers, the people in the trenches who are doing the work. Renovations have an opportunity in a slow building industry for out-of-work contractors who can do all manner of installations. What is needed is a whole campaign for energy efficiency and renewable energy programs.

PNM is not doing anything to get the word out about the Peak Saver program, and there is \$121 million that expires the end of May 2012. Lighting for SFCC cost \$12,000, and PNM will pay for \$6,000. It is expected the college will receive its total return in a year.

Mr. Aaboe pointed out that VI. Role of Education has no points under it. He said that shop owners lease space and pay utility bills. There is a lot of opportunity with them for the high return on investment things that are not being taken advantage of because they do not know about them and there is no a mechanism to get the experts to the public. He noted that several years ago the Sierra Club had volunteer efforts to assist in getting the information out.

Chair Calvert stated that someone with expertise can train a group of volunteers in a pay-forward concept that is like a wave that cascades through neighborhoods.

Mr. Schiavo said that Santa Fe Alliance and Santa Fe Chamber of Commerce have expressed interest in having someone come speak to their businesses about lighting.

Mr. Miller said he has a base of contractors who understand and can deliver the message. He met with Los Amigos who are looking to diversify out of the federally funded stream and have people they would have to let go otherwise.

Commissioner Holian suggested that the groups in La Cienega and Eldorado who are doing this could perhaps host a workshop for other communities.

Mr. Grissom said there are a lot of SFCC students who are looking at ways to earn internship credits and might be the perfect people to get on the teams to get the projects out to the public. He invited the ETF to meet at the college for their next meeting to see the new building. An educational opportunity will be the grand opening on May 6, which is open to the public and where they will have solar and energy efficiency workshops as part of a DOE grant.

Mr. Sill updated commercial PACE activities. He is gearing up to structure an outreach as an opportunity to bring this information to primary industry invitees to attend, who will in turn deliver the message. Santa Fe is engaged in local activities that the city and county fund, and people are not aware of them.

Chair Calvert agreed that public education is an important part of the outline that needs to be filled in.

Mr. Aaboe said there are great financing models, and some bigger organizations will come in and finance energy efficiencies and be paid from the savings.

Chair Calvert said that electricians should be motivated to sell some of these things.

Mr. Schiavo noted that PNM goes to businesses in Santa Fe and makes their pitch, but the business think they are just trying to sell them something. He felt it would be best for someone else to educate them.

Mr. Miller said that such a structure would not need to cost much. Something can be done monthly with a free expert from one of the many sources, and the information can be posted in the paper.

Mr. O'Hare suggested that contractors be required to go to a workshop, especially when they are pulling an electrical permit. There are so many opportunities when interacting with the public for commercial licenses. Start to pencil out financing opportunities such as possibly using the water utility as a revolving loan fund. The utility is bringing in lots of cash and has a bond rating. Chair Calvert said the water utility just put in a 5-year plan and rate increases for financing water. He had no answer for how it would fit in.

Chair Calvert said he pulled information off a website regarding mortgages that allow an owner to finance renewable energy or energy efficiency upgrades in new or existing homes by rolling the cost into the primary mortgage with one monthly payment. There appear to be programs, but it is difficult to find a participating lender.

Mr. Schiavo commented that is what HomeWise has been doing.

Mr. O'Hare added that, at the time of a home or commercial sale, there is an opportunity to roll in an energy efficiency project because the buyer is taking out a big loan. Get people to look at the true fiscal realities on monthly mortgages, monthly gas and electric bills. Homes are financed over many years, and it is an excellent time to take an additional amount for energy efficiency to be rolled into the mortgage payment wherein the homeowner is better off from month one and can see the reductions in energy utility bills that are greater than the slight increase in the mortgage payment.

Commissioner Holian said that when she spoke to realtors a year ago, Katherine Mortimer brought up the idea of making improvements at the point of sale. Much of the older housing stock in Santa Fe is not energy efficient.

Discussion points:

- Work with local realtors to do a HERS energy rating on new homes at the time of sale, partly to increase the demand, provide people that can do it, and also to educate and instill competition between builders.
- Rather than a full-on HERS rating, get access to the last two years of utility bills to see what can be done.
- Appraisers are the weak link in valuing energy efficiency when appraising a house. The same is true with rooftop solar. Get them on board with the green building code.
- When buying a home, build into people's thinking having an energy auditor inspect it.
- Data are coming in on studies that say a house that is more energy efficient goes for 7%-15% more than one that is not, and it holds its value more.
- Many home inspectors are retired builders – have them to through SFCC to get qualified for HERS as a marketing opportunity for them.
- In terms of financing, need to keep working with the appraisers to bring them into this century. Inspectors only look at certain things and the not whole package.
- Appraisers and inspectors need certificates of continuing education. Could be a part of the Homebuilders conference or made a part of the requirements for continuing education through the state.
- Roofers – there are still homes in town with no insulation in the roof. Painting roofs white has proven effective in southern Minnesota; what it does for minimizing the cooling load is better than what it does negatively to increasing the heating load.

Commissioner Holian and Mr. O'Hare will work together to compile this information and bring it back to the next meeting.

Mr. O'Hare said what has been discussed are useful and important things that will go nowhere in a document unless there are people to implement them.

Chair Calvert suggested that Mr. Van Winkle has connections with the Sierra Club, which could be a group to use in moving these ideas into the community.

Mr. Grissom said that many students are looking to obtain experience for no pay, but they need a paid team leader.

Mr. Aaboe said he has some concepts that he will capture in a cohesive narrative to bring to the ETF.

ACTION ITEMS

There were no Action Items.

MATTERS FROM THE ENERGY TASK FORCE

Commissioner Holian said that she has been asked to serve on the advisory committee for Earth Day. Global Day of Conversation is a platform for local government leaders to engage with other leaders on conversations about challenges and ideas.

Mr. Sill added there is a tool kit with samples. This will be an Earth Day weeklong event to get global participation amongst 500 local jurisdictions all over the world to make a contribution towards Earth Day. He will send a link for the event to the ETF members.

Commissioner Mayfield pointed to the expected completion of the environmental cleanup at the courthouse site, which could be a Gold LEED building with Platinum potential.

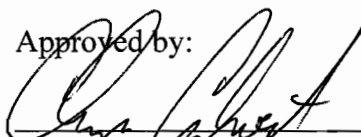
DATE AND TIME FOR NEXT ETF MEETING

The next meeting of the ETF is scheduled for Thursday, April 14, 2011. Mr. Schiavo will work with the members to be sure there will be a quorum.

ADJOURNMENT

There being no further business to come before the ETF, this Regular Meeting was adjourned at approximately 5:25 PM.

Approved by:



Chair, RPA Energy Task Force
Chris Calvert, Councilor, City of Santa Fe

Drafted by Kay Carlson