

# Building Energy Improvement Board

Thursday, February 25<sup>th</sup>, 2021

2:00-3:30pm

## Meeting Notes

1. Roll call
  - a. Attendance: Craig Aubuchon, Jesse Arevalo, Michelle Simmons, Mary Ann Lazarus, Teresa Lutz, Dontae Wheeler, Christopher Bedell, Cheryl Lovell, Dr. Linda Little
    - i. ABSENT: NONE
    - ii. Non-BEIB members: Frank Oswald, Rajiv Ravulapati, Barbara Birkicht
    - iii. Public members: Paul Englert representing Spire Energy
    - iv. Quorum is reached
2. Approve meeting minutes & notes – Feb. 18<sup>th</sup>, 2021
  - a. Chair Lovell put forth a motion to approve the minutes
  - b. Member Lazarus accepted the motion. Member Arevalo seconded. Unanimously approved.
3. Revised draft BEPS targets
  - a. Claire revised the “Potential BEPS Summary” spreadsheet to reflect using 10 buildings as the cut off
    - i. For property types with 10 or more buildings, Claire used the local 35<sup>th</sup> percentile
    - ii. For property types with 9 or less buildings, Claire used the max of local 35<sup>th</sup> percentile and national 35<sup>th</sup> percentile
  - b. Claire created an a map of multifamily properties coded by whether or not they meet performance standard
    - i. Claire worked with an imperfect data set provided by the City Assessor’s office
    - ii. Claire provided an overview of how the map was created
  - c. Member Lazarus raised how the multifamily and food service have a significant gap in reaching their BEPS target
    - i. Mentions the squirrely position on we are with imperfect benchmarking reporting and the reality of the pandemic
    - ii. If we shifted multifamily’s current draft standard to the national standard, would that be a more equitable standard?
  - d. Member Lutz
    - i. A building that is beating both the local and national standard, does that qualify as a building in a long-term compliance pathway?
    - ii. Communicate the difference between
  - e. Member Aubuchon
    - i. Don’t know how economically feasible it is for many property types to be able to meet the standard even if it is technically feasible
    - ii. Trying to be more conservative out the gate and phasing it in over the time as the ordinance allows
    - iii. More modeling on how many buildings comply with a 25% site eui reduction
  - f. Member Arevalo
    - i. Expresses similar sentiment as Member Aubuchon about phasing in the standards

- g. Member Little
  - i. The board shouldn't make decisions based on the non-compliance of buildings who didn't submit benchmarking data
- h. Barb
  - i. Comments about enforcement is still being assessed and it's good to hear Member Aubuchon voice about the appeal process
- 4. Board approval for draft BEPS targets for public comment
  - a. Chair Lovell put forth a motion to approve draft BEPS targets
  - b. Member Lazarus accepted the motion, Dr. Little seconded. Unanimously approved.
- 5. Virtual event to collect public comments on BEPS targets
  - a. Rajiv would like to schedule it on Wednesday, March 17<sup>th</sup>
  - b. No objections to Rajiv's proposed date or the suggested time of 12:30pm
- 6. Schedule frequency of board meetings after February 2021
  - a. Go back to bi-weekly?
  - b. Board agreed to schedule meetings bi-weekly and adjust as needed
- 7. Update on St. Louis Regional Energy HUB
  - a. Business plan being finalized this Friday
    - i. Rajiv updated the group that the final business plan is being finalized by Feb. 26<sup>th</sup> by the USGBC-MO Gateway Chapter and the 2 consultants hired
  - b. Priorities for 2021
    - i. Hiring of an Executive Director
      - 1. The goal by the USGBC is to hire someone in summer 2021. Half of their time will be dedicated to fundraising and development
    - ii. Concierge service + financial assistance
      - 1. This will be a phase 1 goal to get up and running in the first year of the HUB.
      - 2. Based on stakeholder feedback, these 2 features of the HUB to be accelerated in order to work with the City on BEPS and help low-performing buildings.
  - c. Provides an opportunity to work together on alternative compliance
- 8. Miscellaneous items
- 9. Adjournment – Feb. 25<sup>th</sup>
  - a. Chair Lovell called for a motion to adjourn. Member Lazarus approved the motion. Member Little seconded. Motion is unanimously approved by the board.

#### Questions from the board for public comment

- Questions in the Guiding Document are applicable
- Don't lose sight about that the language used about 65<sup>th</sup> percentile and 65% of buildings
  - Stay away from percentile language
  - National 35<sup>th</sup> percentile data was provided by ENERGY STAR and not for public knowledge.