

# Building Energy Improvement Board

Thursday, July 1<sup>st</sup>, 2021

2:00-3:30pm

## Meeting Notes

1. Roll call
  - a. ATTENDANCE: Cheryl Lovell, Linda Little, Mary Ann Lazarus, Teresa Lutz, Michelle Simmons, Jesse Arevalo, Craig Aubuchon, Dontae Wheeler, Christopher Bedell
    - i. Absent: NONE
    - ii. Non-BEIB members
      1. Rajiv Ravulapati & Frank Oswald (Building Division)
      2. Jessica Miller & Cliff Majersik (Institute for Market Transformation (IMT))
      3. Barb Birkicht (City of St. Louis Law Department)
      4. Heather Navarro (28<sup>th</sup> Ward Alderwoman, City of St. Louis)
      5. Terri Fritsche (Spire Energy)
2. Approve meeting minutes & notes – June 3<sup>rd</sup>, 2021
  - a. Chair Lovell put forth a motion to approve meeting notes
    - i. Member Arevalo accepted; Member Lutz seconded
    - ii. Unanimously approved by the board
3. Continued discussion on BEPS Compliance Pathways
  - a. Rajiv Ravulapati with Building Division & Institute for Market Transformation have created visualizations of buildings using proposed compliance pathways
    - i. Jessica Miller of IMT presented a PowerPoint of building visualizations in each of the proposed compliance pathways
    - ii. Members Aubuchon & Lazarus both asked a clarifying question if the data used in these visualizations are based on 2018 year benchmarking data
      1. Rajiv & Jessica confirmed that it is the 2018 year benchmarking data
    - iii. If you are able to reduce your energy consumption by 20% and reach the 35<sup>th</sup> percentile, it provides certainty to the building owner and compliance over multiple compliance cycles.
      1. The baseline for the policy will change after each compliance cycle – *important reminder!*
    - iv. Several board members pointed out the complexity of this slide deck would be difficult for general public to understand;
      1. the messaging and graphics need to be cleaned up for better comprehension
      2. Building Division & IMT will rework it before widely sharing it with the public and stakeholders
    - v. Chair Lovell – should there be a minimum “floor” for a building to use the Percentage Reduction Target?
      1. If we were to limit, it creates an element of unfairness
    - vi. Member Arevalo - another data point is understanding where the low hanging fruit exists for a building, after that, large capital investments may be needed
    - vii. We don’t want to get too perfect because the BEPS targets are moving targets; It’s important to move the needle for our building stock

- viii. Extensions – add to the list of BEPS amendments & will there be a extensions for buildings here in St. Louis
    - 1. D.C. law offers a 3 year extension; AF housing has unlimited years
  - ix. Member Aubuchon – suggested that the Building Division create a timeline between now and 2025/2027 what a building owner needs to do in order to comply with BEPS.
    - 1. Process, filing documents, data verification, how to do ACPS, roles of the Building Division vs. BEIB, etc.
  - x. Whether we want to narrow custom ACPs for those who can't use any other pathway or make it more widely available???
    - 1. What is the scenario of a building owner submits an ACP on May 3<sup>rd</sup>, 2024?
  - xi. Board is pushing for the city to create a more exact timeline for when a building owner notifies the City which compliance pathway they will select.
4. Miscellaneous items
- a. Chair puts forth a motion to approve BEPS compliance pathways
    - i. Member Little accepted; Arevalo seconded
    - ii. Roll call vote
      - 1. Arevalo – yay
      - 2. Aubuchon – yay
      - 3. Bedell – abstain
      - 4. Little – yay
      - 5. Lutz - yay
      - 6. Lazarus – yay
      - 7. Simmons- yay
      - 8. Lovell- yay
      - 9. Wheeler – absent
    - iii. Motion passes
  - b. Board will meet on July 22<sup>nd</sup> @ 2:00pm
  - c. Establish a regular schedule for the board at the next meeting
5. Adjournment – July 1<sup>st</sup>
- a. Chair Lovell put forth a motion to adjourn
    - i. Member Little accepted; Member Simmons seconded
    - ii. Unanimously approved