

C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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Resource Management and Climate Protection Committee (RMCP)

Minutes of July 18, 2018 Meeting

In Attendance:

Deborah Gordon, Committee Chair, Woodside Town Council*
Ortensia Lopez, El Concilio of San Mateo County*
Dave Pine, County Supervisor*
Maryann Moise Derwin, Committee Vice Chair, Mayor Portola Valley*
Diane Papan, Councilmember, San Mateo*
Adrienne Carr, BAWSCA*
Sandy Wong, C/CAG
Kim Springer, County Office of Sustainability
Danielle Lee, Office of Sustainability
Deborah Hirst, Supervisor Horsley
Derek Hansen, Mynt Systems
Misti Bucceri, PG&E Consultant

Not in attendance:

Rick DeGolia, Town of Atherton*
Beth Bahtnagar, SSMC Board Member*
Robert Cormia, Professor Foothill-DeAnza*
Pradeep Gupta, South San Francisco City Council*
Don Horsley, County Supervisor*

* Committee Member (voting)

1. Introductions

2. Public Comment

No public comments

3. Approval of Minutes from June 27, 2018 Committee meeting

- No quorum, postponed to next meeting

4. Update on Governor's Global Climate Action Summit and Affiliate Event

Kim Springer gave an update on the effort to connect the County and C/CAG with this event in San

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San Mateo County Transit District Office, 1250 San Carlos Ave., San Carlos, CA.

Francisco. Springer shared the presentations slides from the C40 website and the GCAS websites. There will be approximately 3000 visitors to San Francisco for the event.

Gordon: Precourt is going to hold its first annual event on climate and gathering the climate commitments and having an annual update on tracking those commitments. This will both help see these through and give Governor Brown a foot into Stanford to continue ongoing work.

There are several challenge areas for which governments can make pledges, mainly the larger cities of the world. There is a new pledge around mobility, the Fossil Fuel Free Streets declaration. Keeping track of the progress of the event is difficult.

Although C/CAG nor the County was able to designate an Affiliate Event, Joint Venture was able to, and staff has been working with JV to support the event. Tentatively, the event will be held at Genentech, and staff is also considering asking Proterra to help bus participants to and from the event.

Pine: How many affiliate events are there: Springer: there are about 300 and they stretch from LA to Seattle.

5. Presentation on Split Incentive with Integrated Approaches to Deep Energy Retrofits and Green Leases

Kim Springer gave an introduction of the topic and Derek Hansen, co-founder of Mynt Systems, and shared that he would also be participating in the Energy Water Strategy stakeholder group.

Mynt System focuses on B and C Class of buildings, existing buildings that have been built in the last 20-30 years. Derek's previous experience as a contractor showed him that there was desire to make building more sustainable, but that the "players" were unable to coordinate the approach. In general, the process reverse engineers the outcome of shared benefit for the tenant and landlord, while making the building new zero net energy. Mynt specializes in working with all parties to run the financial and energy analysis so that all the parties can understand the outcome prior to any work being completed. The goal is to model the entire project financially, energy, and human factors, so that all parties bought in. Generally, the project will provide savings back to the tenant and they will generally extend their lease. On the property owners side, the reduced operation cost is shifted into higher rent, by having the tenant pay not utility cost, but slightly higher rent instead. The net to the property owner is higher rent, which raises the property value of the building.

Papan: How does Mynt make money? Hansen: as a general contractor, we get paid on back end of the project.

Gordon: What drives you to complete and audit? Hansen: The utilities to include incentives in the payback.

Mynt begins with a simple audit and, once best opportunities are identified, will next move to investment grade audit, which is used run all the project specs and financials.

Papan: What is the cost per square foot for the retrofit? Hansen: The last project was about \$3M and was about 80,000 square feet.

Papan: Did you do the BiRite in Brisbane? Hansen: No, but these kinds of projects are getting a lot of notoriety.

Lee: Have you worked with public agencies and have they also been right on the money in terms of projected savings. Hansen: They have been very close to predicted.

6. Update on the San Mateo County Energy and Water Strategy 2025

Kim Springer provided an update on progress on the San Mateo County Energy and Water Strategy 2025 update. Staff has been working on building to stakeholder workgroups, one for Energy and one for Water. Springer listed the types of stakeholders and the organizations and individuals that will take part.

The first meeting will be next week and will be the launch of the project with the stakeholders.

Gordon: Is Gilead included as a stakeholder. If not, we should try to connect with them.

Papan: I met a guy from Ohm Connect and he may be a good candidate for a stakeholder.

The stakeholder group for the first energy strategy was the RMCP Committee. This time around, the new stakeholder group will bring the ideas together, but there will be review by both the RMCP Committee and there will be a larger circle of stakeholders as well, to comment on the content of the document.

Pradeep Gupta and Adrienne Carr will provide some perspective to the stakeholder group next week, we'll review the guiding principles and some historical perspective, and then the meeting will continue a review of the outline of the document. The meeting will be facilitated by the project consultant, DNV GL.

7. Report on Office of Ratepayer Advocate's Application for Rehearing of CPUC Decision and C/CAG's possible response

Kim Springer provided a report to the Committee, an overview of the challenges that C/CAG is trying to address with regard to the San Mateo County Energy Watch, Local Government Partnership program.

The Office of Ratepayer Advocates is trying to get the CPUC to move back to a higher TRC. Staff believes this is a mistake and that it will leave many ratepayers in San Mateo County behind.

C/CAG will work with other organizations that are planning to submit a joint response to the ORA's request, to the CPUC. Mainly, this update is to make the Committee aware of the challenges facing the SMCEW program and it moves into the 2019 program calendar year. Local Government Partnerships across the State are starting to coordinate on an approach to maintaining LGP programs.

Springer also noted that working to get comments into the CPUC, navigating their process, is very difficult for local governments. A future plan might be to work with the State legislature to make revisions to the Public Utilities Code to create support of local government programs.

8. Committee Member Updates

There were no member updates.

Meeting was adjourned.

9. Next Meeting Date: August 15, 2018