

# Community Environmental Advisory Commission Agenda

Regular Meeting

September 20, 2022 - 05:00 PM

City Hall Room 132

**Members:** **Hannah Jenkins, Max Dalton**, Indigo Davitt- Liu, Meron Demissie, **Mark Dhennin**, Tess Dornfeld, Divine Islam, **Mathew Douglas-May**, Sandy Fazeli, **Lauren Fleming**, Maddie Henderson, **LesLee Jackson, Anna Johnson, Toya Lopez, Barbara Lunde, Nicholas Minderman**, Erin Niehoff, **Suzanne Savanick Hansen, Jaqueline Zepeda** (Quorum - 10)

\*Attendees in bold

Staff: Bjorn Olson, Stacy Miller

**Guests:** Brian Larson, Andrew Steiner of Darcy Solutions; Sean Gosiewski, Resilient Cities & Communities

## Call to Order

1. Roll Call.
2. Adoption of the agenda.
3. Acceptance of minutes

[August 16, 2022 Community Environmental Advisory Commission](#)

A motion was made and passed to adopt the agenda and accept the August 16 meeting.

## Consent

Location:

Minneapolis City Hall  
350 S 5<sup>th</sup> St. Room 132

Land Acknowledgement: As we meet here today, we are reminded that Minneapolis is situated on the homelands of the Dakota people. An area that is steeped in rich Indigenous history, it is home to Indigenous people from more than 30 different nations. As a City, we have a responsibility to care for the land on which we live and work and all its natural surroundings.

This stewardship is an integral part of our involvement in this commission, and we honor it as we begin our meeting. We now open this space to discuss ways in which we can support Indigenous and Black people in our community.

## Announcements

Bjorn noted recent articles in the Minnesota Reformer about an increase in states considering [harsher penalties](#) against pipeline protestors and [overcharging activists](#). Commissioner Zepeda offered that there are resources for protestors who need legal defense.

## Presentations:

Sustainable Building Policy: Economic Development –Bjorn Olson, Sustainability Program Coordinator – City of Minneapolis

Presentation slides can be found on [LIMS](#).

Bjorn updated the Commission on the City's progress on CC Resolution 2019-00569 which gave a staff direction to create a Sustainable Building Policy for City-financed Economic Development projects to reduce greenhouse gas emissions.

- Minneapolis is on track to reach its greenhouse gas emission reduction target of 30% by 2025 from the 2013 Climate Action Plan and is adopting a more aggressive goal of carbon neutral by 2050.
- The current policy framework is based on the Buildings, Benchmarking, and Beyond (B3) program provided by the Center for Sustainable Building Research at the University of Minnesota.
- The policy will have two tracks: one for large and well-funded projects and the other for projects that establish financial need primarily through the Commercial Property Development Fund and the Great Streets Gap Financing programs.
- The track for financial need programs will have less requirements and more resources to pay for sustainability components.
- Prioritizing sustainability building features for projects with financial need will help to accomplish the changes and impact the City would like to see.
- Feedback was invited from commissioners.

Discussion followed:

Q: Does this apply to city owned property only or also leased property?

A: The previous Sustainable Building Policy that was approved in December of 2020 pertains to City owned and, when applicable, operated and leased buildings when the space includes control and operation of heating and cooling controls. In addition, the City may leverage these sustainability goals when negotiating new leases to partner with the building owner to implement sustainable projects.

Q: Will these buildings lead to solar adoption?

A: Yes, the policy follows B3 state standards which requires a minimum of 2% on-site renewable energy generation. The City-owned/operated policy requires a minimum of 10% on-site renewable energy.

Q: Is there anything more than B3 energy requirements as part of the new sustainable building policy? The last CEAC commission asked the City to go above and beyond with requirements outside the state jurisdiction.

A: Yes, it is broader than energy (stormwater, irrigation, access, waste, etc.). City-owned buildings are easier to mandate compliance as we have staff and tracking mechanisms for our projects and operations. For private entities, the city doesn't have enforcement staff or tracking other than the Energy Benchmarking Program that tracks energy and water usage for commercial and residential buildings over 50,000 ft<sup>2</sup>.

Q: In terms of zero waste goals, will this standard include organic waste systems, including drop off and maybe even curbside pick up? (Seattle, Chicago are examples)

A: As of now, the policy only addresses the diversion and handling of materials on-site. An off-site, end-of-life or circular lifespan component is an interesting element that could be considered in this policy.

Q: Is there a goal for percentage of recycling?

A: The policy requires providing the infrastructure (building chutes, 1:1 ratio of collection bins, etc.) for recycling and organics, but without a tracking mechanism in place we can't say for certain the recycling and diversion practices are achieved through building operation. For City-owned buildings, we have a zero-waste goal that includes waste sorts. We can follow up after speaking with our colleagues working on solid waste.

Q: Are there funds available to help project owners comply with building certification, such as, B3?

A: Projects exhibiting financial need would qualify to have technical and physical costs of compliance covered. While B3 is an option, it's possible we could consider performance-based

criteria that would allow for other green building certification standards that would also qualify for assistance.

Q: What is the timeline?

A: We hope to complete it for City Council approval by the end of 2022.

**Feedback from commissioners:**

- Push performance further by making B3 recommendation criteria required for large developments.
- Require no-regrets, low-cost, future-proofing sustainability measures such as solar-ready, EV ready, green roof-ready, etc.
- Under “Green building light” could the City set an occupant payback threshold for what is required and what is recommended?
- Consider a weighted point system with requirements that cost more and are impactful being weighted more than other sustainability elements.
- B3 is a comprehensive green building program.
- Utilize the resources available through the utility’s design assistance programs to help offset the cost.
- There was additional support for an occupant-centric framework.
- Include indoor air quality as priority criteria.

Sean Gosiewski shared information about the Resilient Cities & Communities Annual City County Climate Action Conference and invited participation from commissioners. The meeting is about Practical resources for local governments implementing high impact actions for low-carbon buildings, energy, transportation, resilience, equity, green jobs & zero waste.

Meeting information:

Thur, Oct 6 at Noon-3:00 OR 6:30-8:30

Event Agenda <http://rccmn.co/city-county-climate-action-check-in-events/>

RSVP: [www.Oct6City-County-Climate\\_Action.eventbrite.com](http://www.Oct6City-County-Climate_Action.eventbrite.com)

Geothermal Systems – Andrew Steiner – Darcy Solutions

Presentation slides can be found on [LIMS](#).

Offered an overview of Darcy Solutions, a geothermal energy system developed out of the University of Minnesota.

- The system is a groundwater-source heat pump with high operating efficiency.
- The technology utilizes the difference in surface and groundwater temperatures to harness energy through a heat exchanger. This is a closed loop system with a water-to-water exchange to avoid contamination in the event of a leak.
- Grid infrastructure will benefit from high-efficient energy systems with low electricity requirements.
- This system has smaller footprint than traditional ground source heat pumps.
- Geothermal performs better at extremely low temperatures than air source heat pumps
- Balancing heating and cooling loads is less critical with groundwater source heat pumps compared to traditional geothermal systems.
- Fossil gas business will decline in the coming years and this may disproportionately impact lower income households. This technology is cost effective and available now.
- There are projects in the pipeline in Minneapolis with affordable housing today.
- Darcy generates approximately 50+ tons of heating/cooling capacity per single well vs 1-2 tons per borehole of traditional geothermal systems, resulting in minimal site disruption.
- The technology can be utilized in commercial and multi-family uses.

- Minneapolis Green Cost Share Program has been helpful with the upfront costs for a couple of projects.
- Infrastructure could be municipally owned.

Q: How many people on a block could be accommodated?

A: One well serves around 10 homes.

Q: What about pollutants in the ground?

A: We don't have gas and oil reserves in Minnesota. Darcy hasn't encountered pollution releases to date.

Q: How deep are the wells?

A: 100-400 feet depending on the geology of the site.

Q: Do you contract with or hire BIPOC workers?

A: Darcy contracts with drilling companies but is talking with Fresh Energy about workforce development opportunities.

Q: Does this meet B3?

A: Not at this time, but they are discussing the engineering analysis with B3 engineers

### **Discussion:**

Remaining topics for 2022

2023 CEAC membership recruitment strategy

### **Old Business**

Opportunities to engage:

- Interest in Resilient Cities & Communities Water Quality initiative

### **Updates and Announcements from Commissioners and staff**

- VOC-reducing ordinance [passed](#) by the Public Health and Safety Committee
- Applications are being take now for the [Green Cost Share program](#)
  - Lawn care and landscaping equipment
  - Auto body shop paint conversion
  - Diesel emission reduction opportunities
- Applications are open for CEAC through Sept 30 and the timeline will likely be extended.

### **Possible Future CEAC Meeting Topics:**

- Impacts of the Inflation Reduction Act
- Air monitoring networks in Minneapolis
- Better coordination with MPRB
- Carbon Free Zones and fossil gas free development
- How to reduce plastic in the community?
- How do we reduce emissions from the HERC?
- Electrical heating technologies

**Masks and hand sanitizer will be provided. After 6pm the S 5th Street doors (light rail side) to City Hall are locked. Bus passes and parking passes for the Haaf Ramp are available.**

### **Adjournment**

Adjourned at 7:08.

**Next Community Environmental Advisory Commission meeting:** October 18, 2022 from 5-7 PM

For reasonable accommodations or alternative formats please contact the City Coordinator's Office at 612-673-2563 or e-mail [sustainability@minneapolismn.gov](mailto:sustainability@minneapolismn.gov). People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-263-6850. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.