

CITY OF PORTSMOUTH, NEW HAMPSHIRE
BLUE RIBBON COMMITTEE ON SUSTAINABLE
PRACTICES

September 24, 2015 MEETING

DATE: SEPTEMBER 24, 2015

TIME: 6:00 – 8:00 PM

PLACE: CITY MANAGER’S CONFERENCE ROOM

ATTENDEES: PETER L. BRITZ, CITY OF PORTSMOUTH; JACOB A. LEVENSON, CITY OF PORTSMOUTH; BRAD LOWN, CITY COUNCILOR; JACK BLALOCK, FORMER CITY COUNCILOR; BERT COHEN, COMMITTEE CHAIR; JOSH DENTON, COMMITTEE MEMBER; WES TATOR, COMMITTEE MEMBER; MADISON MORRIS, COMMITTEE MEMBER / HIGH SCHOOL ECO CLUB; RACHEL MOOERS, HIGH SCHOOL ECO CLUB; PATRICK ELLIS, SCHOOL BOARD REP; LAURA RICHARDSON, THE JORDAN INSTITUTE’S EXECUTIVE DIRECTOR

MINUTES

I. CALL TO ORDER

II. ACCEPTANCE OF MINUTES FROM August 27, 2015

III. NEW BUSINESS

1. NH PACE for Commercial Buildings Presentation by Laura Richardson: C-PACE is an innovative and nationally recognized financing model that encourages private investment in energy efficiency and renewable energy projects. Comprehensive energy projects are infrequent today because they are rarely cash-positive. To account for building owners selling their properties every 5-7 years, lenders reduce their risk with large down payments, short term loans, and high interest rates. C-PACE “loans” are tied to the property through a lien that is junior to existing mortgages, not the property

owner, so the next owner makes subsequent payments. New Hampshire's C-PACE statute does not require a down payment and allows terms up to 30 year loans for qualifying projects. One requirement to qualify is that projects must be comprehensive enough for the energy cash savings to be greater than the C-PACE loan/lien repayment. Comprehensive projects can include any combination of air sealing and insulation for energy efficiency, biomass for heat, and solar for electricity or hot water. Building owners of non-public buildings, such as office buildings, hotels, convention centers, retail, and apartment buildings with five or more units, can participate to reduce energy costs, address deferred maintenance, and increase property values. The more widely these technologies are used, the more affordable they will become for homeowners. 31 states have adopted PACE financing and I am determined that the City Council adopt RSA 53-F to make Portsmouth the first in New Hampshire to set up C-PACE districts. No municipal bonds or tax payer funds are used to finance projects. Quality control steps will be included before, during, and after each project, including an energy audit to determine baseline energy use and energy-project viability. Building commissioning and inspections will ensure proper installation of energy measures and energy monitoring will verify that projected energy and cost savings are met.

2. City Water Efficiency Efforts: Drafted letter to be sent to the City Council on water irrigation meters.

3. School Board Sustainability Policy: Policy is currently online and will be discussed at the next meeting.

4. Professional Development Workshop for the School System: Bert discussed the workshop.

5. Committee vision and mission: Vision and mission for the committee was discussed.

IV. OTHER BUSINESS

V. ADJOURNMENT