



Minutes

IN-PERSON EPC MONTHLY MEETING

April 18, 2022
City Hall, Conference Room 2000
7:30 – 9:30 PM

Attendance

EPC Members (13)		Staff (Partial List)
Michael Bahleda	P	Khoa Tran
Eldon Boes	P	Ellen Eggerton
Edith Cecchini	P	Robert Kerns
Alexander Clark	P	Jeff Farner
Jennifer Debias	P	Catherine Miliaras
Cynthia Elliott	P	Guests (Partial List)
Oleksandr Faryga	P	Scott Barstow
Nicole Heckman	E	David Peabody
Kathie Hoekstra	P	Michele Chang (HRP)
Michael Olex	P	Mary-Catherine Gibbs (HRP)
Brendan Owens	P	Melissa Schrock (HRP)
William Pugh	P	Mike Babcock (HRP)
Marta Schantz	P	Bud Hart (HRP)

P: Present; A: Absent - Unexcused; E: Absent – Excused – N: Not a member

FY2022 Environmental Policy Commission Attendance Summary															
Member's Name	2021								2022						% Attendance
	30-Aug	20-Sep	25-Sep	18-Oct	20-Oct	15-Nov	13-Dec	24-Jan	28-Feb	21-Mar	18-Apr	16-May	21-May	20-Jun	
Michael Bahleda	P	P	P	P	P	P	P	P	P	P	P				100%
Eldon Boes	P	P	P	P	P	P	P	P	P	E	P				100%
Edith Cecchini	P	P	P	P	P	P	P	P	P	P	P				100%
Alexander Clark	P	P	P	P	P	P	P	P	E	P	P				100%
Cynthia Elliott	N	N	N	P	P	P	P	P	P	P	P				100%
Oleksandr Faryga	N	N	N	N	N	N	N	P	E	P	P				100%
Nicole Heckman	N	N	N	P	P	P	P	E	P	P	E				100%
Kathie Hoekstra	P	P	P	P	P	P	P	P	P	P	P				100%
Jennifer Debias	P	P	P	P	P	P	P	A	P	E	P				91%
Michael Olex	P	P	P	P	P	P	P	P	P	P	P				100%
Brendan Owens	P	P	P	P	P	P	P	P	E	P	P				100%
William Pugh	P	P	P	A	P	P	P	P	P	P	P				91%
Marta Schantz	P	P	P	P	P	P	P	P	E	P	P				100%

1. Public Comments:

David Peabody encouraged Hilco to commit to high performance buildings with a low energy use intensity (EUI) and district energy for the PRGS site. Scott Barstow stated that PRGS target of 25% energy reduction was not enough to achieve City's 50% greenhouse gases reduction target in the EAP2040.

2. Meeting Minutes

Both February 28 and March 21 meeting minutes were approved by all members in attendance with one abstention and with Mike Bahleda's changes for the February 28 meeting minutes.

3. Committee Reports

Bill Pugh reported on the regional transportation planning board (TPB) transportation plan that is open for public comment until May 1st. He also mentioned his involvement in the Eisenhower West/ Landmark Van Dorn infrastructure plan.

Mike Bahleda mentioned the Hilco community meeting on March 31 that is focusing on transportation.

Edith Cecchini reported that a winner for the 2022 Ellen Pickering Award had been chosen and that the City would soon make an announcement on the winner during the Earth Day celebration.

Kathie mentioned the City budget final add/delete that would happen this Saturday and asked members for topics and priorities for FY23 to be discussed during the EPC's Annual retreat . She also mentioned the \$2 million that the City Manager is considering for climate crisis projects/programs as part of the FY23 budget. The Chair then asked for 5 projects totaling \$2 million as well as FY23 priorities list from each member before an April 22 deadline.

4. Video re Net Zero Affordable Housing Projects in Philadelphia

EPC Commissioners and guests then watched a video titled "Affordable Housing – A Case for Passive House Design and Net Zero Energy" presented by Timothy McDonald, President and CEO of Onion Flats, a Philadelphia Developer of net-zero energy affordable housing projects. This presentation demonstrated that net-zero energy buildings have been built since 2015 in Philadelphia with any additional costs being recouped by the Developer. The complete presentation supporting this video is on the EPC website or at www.buildourfuture.org under the Webinars tab.

5. Presentation on Redevelopment of the PRGS Site by the HRP Team

HRP gave a presentation highlighting their proposal for approval by the Planning Commission during their June 27th meeting to make their buildings more energy efficient

than current than the City's Green Building Policy – specifically 14% for residential units and 11% from commercial units for a total of 25% more efficient. They also proposed a 10% reduction in embodied carbon and 3% on site renewable energy target along with off-site renewables. Hilco verbally agreed to abide by the Old Town North carbon neutrality goals of carbon neutral buildings by 2030 and carbon neutral development by 2040. The Carbon Neutral Analysis (CNA) was completed, but not distributed to the EPC before the presentation (Hilco subsequently sent this study to the EPC after the meeting and it was shared with all the EPC members).

6. The HRP team mentioned that 1) Norfolk Southern corridor could only generate 3-4% onsite renewable; 2) PV efficiency continues to improve over time; 3) Base energy load has limited options for control; 4) the CDD focuses on the site and infrastructure as a whole and not building details but has built-in flexibility; 5) it is expected that the site will be 20-60% commercial and 40-80% residential; and 6) Initial estimate for site remediation was \$60 million based on the firm's experience with similar projects in the past. EPC members raised concerns regarding Hilco's presentation, including why the buildings were not more energy efficient given the McDonald presentation. The Commission members also expressively requested that they have another opportunity to comment on the CNA and the Coordinated Sustainability Strategy (former known as the Environmental Sustainability Master Plan) and any other documents related to energy and the environment that have specific, measurable and time-bound details not in the CNA and CDD before they go to the Planning Commission. The EPC then passed a motion to send a letter to the Planning Commission on the recommendations and comments on the CDD and the CNA prior to the PC's meeting on June 23rd.
7. The meeting was adjourned at 11:00 PM and the next meeting will be held on May 16.