

CITY OF PORTLAND, MAINE
Agenda

Green Building Incentive Task Force

DATE: 5/26/2011
TIME: 12:00 PM
LOCATION: City Hall Room 209

AGENDA

1. Review and approve of GBITF minutes from April 28, 2011.
2. Review of Requested Information from April.
3. Further Discussion on Development of Green Building Incentives.
4. Confirm Date for Next Meeting: The next meeting is currently scheduled for June 23, 2011.
5. Adjourn

1. 05/26/2011 Packet

Documents: [GBMEETINGMATERIAL05262011.PDF](#)



PORTLAND MAINE

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MEMORANDUM

To: Green Building Incentive Task Force

From: Ian Houseal, Sustainability Coordinator

Date: May 26, 2010

Re: Additional Material – Natural Gas Availability, Energy Disclosure, TIF

At the April Green Building Incentive Task Force meeting further information was requested by the Task Force including:

1. Further exploration of the incentive tools available from CDBG for natural gas conversion and network expansion, a status of natural gas availability in Portland, and State action related to natural gas expansion.
2. Further exploration of energy disclosure requirements.
3. Further exploration of using Tax Increment Financing (TIF) as a tool for incentivizing green building.

The requested information is included below:

1. Natural Gas Conversion Tools and Network Expansion

- CDBG Funds: The use of Community Development Block Grant (CDBG) funds for natural gas network expansion or incentivizing conversion.
 - CDBG funds can and are used for natural gas conversions through the City's Rehabilitation Programs if the homeowner or tenants meet income eligibility requirements as specified by the Federal Department of Housing and Urban Development (HUD). Conversion to natural gas would typically be done in conjunction with a boiler replacement related to efficiency improvements based on need as specified by HUD requirements.
 - Conversions to natural gas or expansion of the natural gas network have not been done on their own for their own sake using CDBG funds.
- Natural Gas Coverage and Usage in Portland:
 - *Natural Gas Coverage*: Two maps are provided for the Task Force that do not provide a complete picture of the natural gas coverage in Portland. Natural gas mapping is not available to the City. Combining the two maps is suggestive of natural gas coverage in Portland.

- Natural Gas Residential Users Map: The data used to create this map is not the intended use of the data and as a result the data quality is poor. In no way can this map be used to pinpoint specific properties that currently use natural gas or may have used natural gas in the past. The map is attached.
- Unifit Natural Gas System Upgrade for Reliable Energy (SURE) Project: This map locates natural gas served area to be replaced; however, areas not being replaced are not mapped. The map is attached.
- *Natural Gas Usage*: A Greenhouse Gas (GHG) Emissions Inventory from 2005 also provides little additional information as to the usage of natural gas in Portland. The inventory suggests that approximately 2,088,000 MMBTUs of natural gas were used in Portland in 2005 while approximately 1,689,000 MMBTUs of fuel oil were used during the same year. There is more validity to the natural gas usage values, while the fuel oil values are clearly an estimate as reported in the inventory. The inventory suggests that natural gas is the predominant fuel source for Portland, which is likely not valid. Again, little can be gained from usage estimates.
- State Action: The recent proposed legislation concerning natural gas (LD 1091) is attached.

2. Energy Disclosure

- New York City's Energy Disclosure Requirements: In 2009, New York City enacted a six-part energy efficiency legislation called the Greener, Greater Buildings Plan, aimed at increasing the energy efficiency of large commercial buildings. The plan had a goal of achieving a 30 percent reduction in New York City's annual greenhouse gas emissions by 2030. The plan is divided into six components: New York City Energy Code, Lighting Upgrades and Sub-Metering, Benchmarking, Audits and Retrofits, Green Workforce Development Training, and Green Building Financing. The law requires that new construction and retrofitting comply with the city's energy code; lighting upgrades and installation of submeters in buildings of 50,000 sq. ft. or more, beginning in July 2010; benchmarking of all city-owned buildings beginning May 1, 2010 and every year thereafter; benchmarking of commercial buildings of 50,000 sq. ft. or more beginning May 1, 2011 and every year thereafter; disclosure of building energy ratings to a public, online website, beginning September 2011; and energy audits and retrocommissioning once every 10 years. The city is also implementing a program to train workers to perform these required upgrades, retrofits and new construction. Additionally, the city is establishing a fund, using \$16 million in Federal stimulus funding to assist building owners in complying with the new laws. New York City's Plan can be found at http://www.nyc.gov/html/planyc2030/html/plan/buildings_plan.shtml
- Legality of Energy Disclosure: More detail is needed before the legality of energy disclosure can be tested.

3. Tax Increment Finance (TIF): More information will be provided at the meeting.

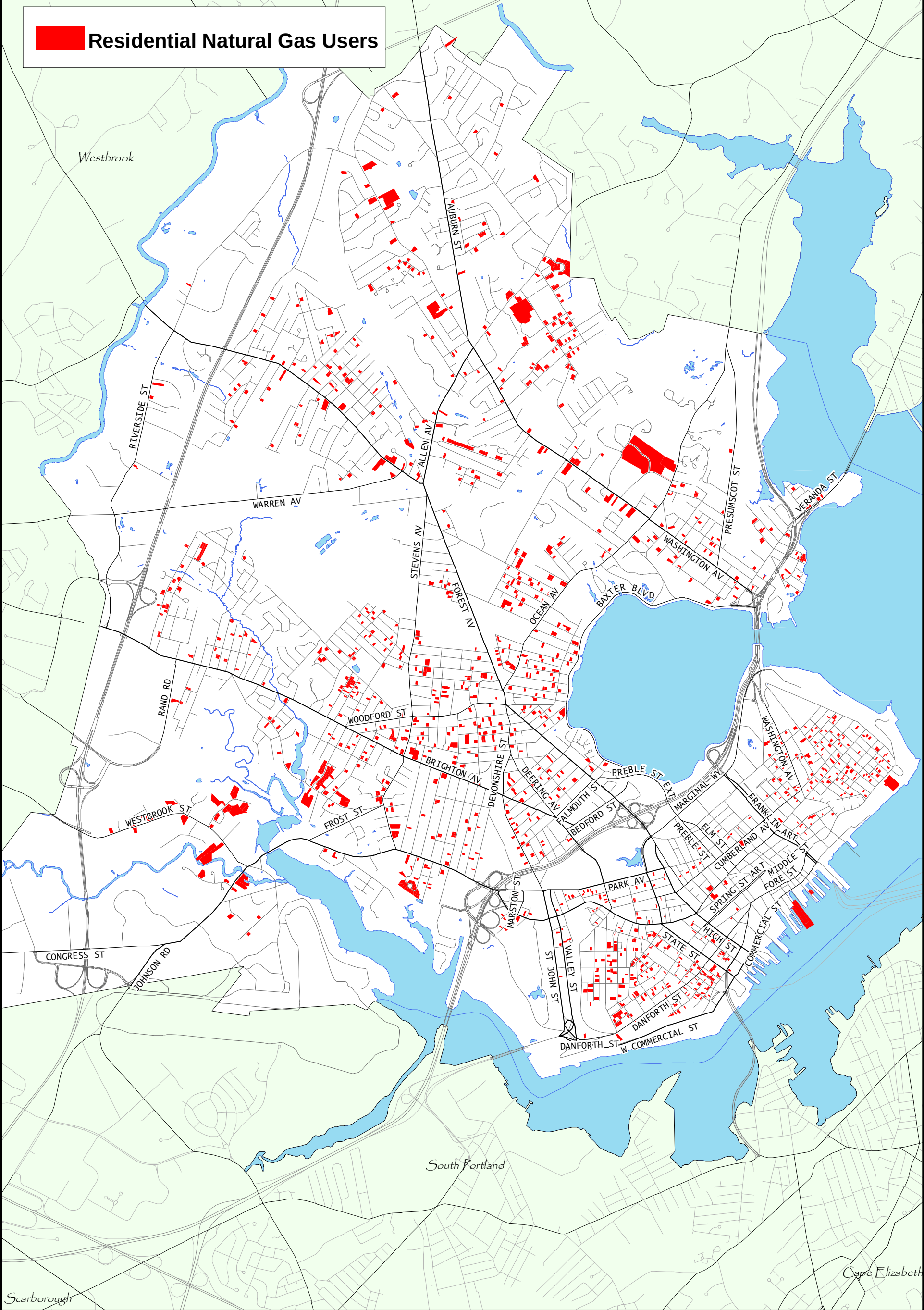
In summary, the Task Force has explored:

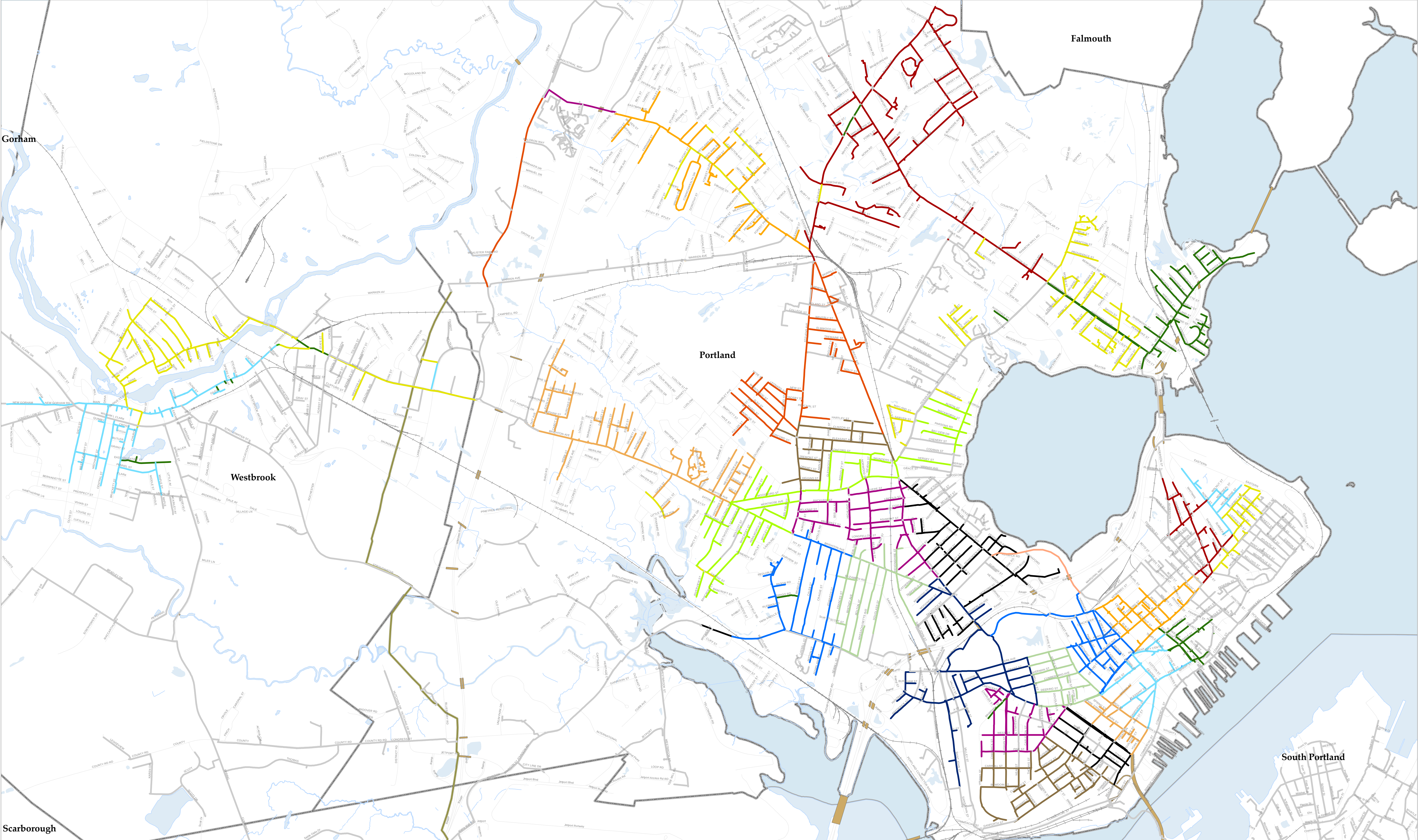
1. The design and purpose of incentive programs in other cities.
2. Incentives that are currently available from non-City sources such as Efficiency Maine and Unitil to avoid duplication of efforts;
3. Tools for incentivizing green building available to the City such as fee-bates, TIFs, or the use of CDBG funding;
4. The goal of promoting natural gas conversion or natural gas availability; and
5. Requiring energy disclosure.

Natural Gas Residential Users

- Notes:
- 1. Commercial and Industrial Users not included in this map because data is unavailable.
 - 2. Data quality is poor.

 Residential Natural Gas Users





Gas Main Replacement Year		
2011	2016	2021
2012	2017	2022
2013	2018	2023
2014	2019	2024
2015	2020	Other Gas Mains

The Unitil Natural Gas System Upgrade
for Reliable Energy (SURE) Project

DRAWN GIS		Disclaimer: Unitil has prepared these maps based on best available information. The information provided is not warranted for accuracy and may be incomplete. Field verification is advised for all information shown on the maps.			
CHECKED					
APPROVED		SCALE 1" = 1,166.7'	DATE March 15, 2011	SHEET 1 OF 1	DRAWING NO.