



**Portland 2030 District
Board of Directors' Meeting Notes
Tuesday, April 4, 2017**

Board of Directors' Members Present:

Drew Swenson, Paragon Management
Ken Matsui, J.B. Brown
Amy Geren, Portland Downtown
Christine Rogers, Alodyne
Reid Hayton-Hull, Drummond Woodsum
Laci Hoskins, CBRE/Global Workplace Solutions

Not Present:

Matt Peters, Avesta Housing
Todd Dominski, East Brown Cow
Dave Low, 2030 Architecture Liaison/Agatewood Consulting/Mobilize Maine Energy Action Team

Staff/Guests Present:

Jennifer Brennan, GPCOG/co-chair, Mobilize Maine Energy Action Team

Meeting Notes:

Drew Swenson called the meeting to order. There was no discussion of the last meeting's draft notes.

Agenda Item #1: Follow up to Financing Forum Held February 14th: Drew reported that the event went well and assuming that the debt coverage ratio is good, banks will finance the projects. Marginal loans are questionable, there may need to be more certainty provided. Engineering studies can be very cost prohibitive.

Drew reported that the appraisers are the lynch pin in financing. We have reached out to the Appraisal Institute soon. **(Jennifer will contact David Harrigan about a meeting.)** Drew said that national appraisers have a national model and our local folks need to have that national understanding and educate their members about the module. The banks will respond well as a result.

Jennifer reported that MEREDA has agreed to give Portland 2030 District an October, 2017 Breakfast Forum slot for a topic.

The issue of a preferred vendor list was brought up as working with service providers to offer low cost audits. Jennifer reported that Dave and she had a conference call with Thornton Tomasetti and that they are interested in being a member and in participating in the Decision Making Forum. This also might be something they would be interested in. **(Dave and Jennifer will follow up.)**

Agenda item #2: Discussion: Decision Making Forum: Jennifer reported that she could not confirm most of the speakers for the April 27th date so it was decided to postpone the forum until after May 14th (after Drew is back in town). **(Jennifer will send around a doodle poll to potential speakers and will send out a draft agenda for folks to comment on.)** Todd Dominski is reserving Hyatt Place conference room for the event.

There was a discussion as to what should be discussed in the commercial property owner panel such as: do you consider energy upgrades as part of regular maintenance? Do you consider water and energy upgrades at all? Can we get a case study for discussion? How do you handle cost-sharing with tenants? There are several different ways to look at projects: 1) when you first purchase and finance 2) regular maintenance and 3) upgrades. Jennifer also included potential issues to be discussed such as: financing, tax credits, state incentives, calculating ROI, vendor and technology selection.

It was discussed that Todd Dominski, Drew Swenson, Jim Brady and Ken Matsui will hopefully serve on the panel along with a representative from Thornton Tomasetti.

Also, Dave Low will spend a few minutes highlighting the Small Commercial Toolkit that enables commercial property owners to determine potential cost savings from implementing energy savings measures.

Agenda item #3 Update: Letter to Utilities about Aggregate Data/Efficiency Maine: Jennifer reported that she and Dave have been speaking with Efficiency Maine about having them pull benchmarking data for our members. They are allowed via statute to make such requests from the MPUC. They are willing to do this. Dave and Jennifer had a follow-up call with Jayme Holland at CMP about how best to make the request. Currently, they are communicating with Efficiency Maine to make the request. Once the request has been made it should only take a few weeks for us to receive our members' aggregate building data.

Agenda item #4 Update: Transportation & Baseline: Amy Geren reported that the Parking Demand Study draft is completed which covers downtown and the Eastern Waterfront. They have been working with a professor from UCLA and his students. When completed, it will provide a more complete picture of the parking "problem" downtown and potential solutions.

The city's Alternative Transportation Marketing Campaign RFP is being finalized. Portland Downtown is also releasing a video soon and they are working with the Old Port Festival to make the event clean and green.

Jennifer reported that through GPCOG and PACTS she has some funding available to start working on determining whether there is enough support for a Transportation Management Agency in Portland. If so, this would help strengthen Portland 2030 District's transportation work and would be funded through another source but would target our members as well.

Jennifer also reported that Alex Pine is volunteering some time to work with Portland 2030 District and will be taking the transportation baseline data and putting it into data graphics that make sense to the public so we can show the projected increase in traffic between now and 2030.

Agenda item #5: Discussion: Funding for the Portland 2030 District: Drew reported that for now, GPCOG is carrying the district financially, but we need to consider raising additional funds. He brought up a few ideas such as doing some grant writing, cutting back on board meetings, merge with MEREDA, solicit funding from 8-10 electrical distributors and/or perhaps get the City to match some funding.

There was a general discussion of what kinds of programs we could organize to raise money such as a big annual event, become a GreenDrinks partner, approach the Alford Foundation, and the Muskie School? Electrical demand response companies and other corporate sponsors, WEX, banks etc. **(It was agreed that putting together a list of potential corporate sponsors would be a good project for our intern, Brian.)**

It was also discussed what additional opportunities can we give our members? Such as providing information on trainings from other Districts such as webinars, (continuing credits), podcasts, a list of resources, links to events as well as regular communication with our members about what's going on this week." **(Jennifer will work on putting together this information and will craft a regular message to members with our progress and other outside opportunities.)** It was also discussed whether Dave Low could provide some training himself on-line to our members.

Jennifer reported that she is still funded at GPCOG through EDA funds but it is not enough and that the best case scenario would be to raise about \$50k to hire a part-time Director. She also reported that she is looking into applying for an MTI planning grant and a grant through EPA but that it would require a local foundation match.

Agenda item #6: Summer Internship Update: Jennifer reported that she has secured two summer interns who both have energy experience.

In addition, it was discussed and decided that we will hold Board Meetings in the summer.

The meeting was adjourned at 10:30 a.m.