



## Conference Breakout Discussion Group Notes

### Session 1: Economic Development

#### **1. Green Local Economy: Combining Community and Economic Revitalization**

*Mark Clevey, Michigan Energy Office*

- Look into solar in Germany (installed costs)
- Sunshot grant
- Pilot program in 6 communities
- Communities' role in driving market?
  - o Look at how to make lower cost in city
- MEDC funds energy demonstration centers (require link to MGC)
- BioEnergy facilities
- BASF – major user of solar photovoltaics
- Solar Corridor – Midland, Toledo, Florida (within 50 miles any direction from I-75 is the largest supply of solar manufacturing in the world)
- Wind Supply – off shore opportunities
- Entrepreneurship = Economic Development (A123 Systems, Energy Control Devices, Inc, Energetix, Astracus)
- Relationship immigrants have on entrepreneurship
- A communities role in “\_\_\_\_\_” fill in the blank
- Utilize Energy Demonstration Centers as a resource

#### **2. Local Food Networks**

*LeRoy Harvey, Meridian Township*

*Anne Rauscher, Greater Lansing Food Bank*

- Land use, energy issues, schools
- Topics: Michigan Good Food Charter
- How to educate residents?
  - o Ex. Elderly match up, match up family (with children) with seniors. Scout to partner with seniors
  - o Raise beds enough so seniors can comfortably garden
  - o Start with WHO. Point person(s) I.D.
- Community meetings – put it out as a question
- Create an application process
- Resources:
  - o local donors, organizations, mini-grants (\$500),
  - o press releases
  - o liability issues (public health and policy) – templates online
- Michigan School and Community Gardening Network meeting
  - o Greening of Detroit
  - o Growing Hope (Ypsilanti)

- C.S. Mott group
- Siting issues:
  - land bank demo parcels.
  - schools, plots, donation, broad definition varies
- Who is involved? City parcels, schools, businesses, food co-ops
- Distribution:
  - food banks,
  - American Community Gardening Association.
  - Allotment plots – families, individuals
- Values of Garden
  - explore:
    - organic?
    - community or allotment?
- Management:
  - Garden “coordinator”?
  - Volunteers
- Create guidelines: 2-week’s notice, privileges
- Fences: height, pests, visual, Tenax to keep deer out
- Garden Leader Trainings
- Northwind Garden (successful project)
  - Need a point person or more than 1 to make sure roles are filled
- \$3000 is the budget they started multiple gardens
- Businesses create gardens- tended by employees

### **3. Community Energy Planning and Economic Competitiveness**

*Mark Vanderploeg, City of Holland*

- You can access Holland’s Energy Plan through the City of Holland website. Look for the Sustainability Committee page. Presentations with more information are also available.
- Garforth International was consultant on the project. Toledo-based. Really positive experience. Had tight timeline. Peter Garforth is Principal.
- Plan emerged because increased demand meant need to generate more electricity and a debate over how to generate.
- Determined that the city should actually perform this task because-
  - Volatile prices
  - Availability of energy
  - Climate Change
- Determined what a successful Community Energy Plan looks like
  - Must be competitive:
    - Energy costs
    - Employment
    - Investment
- Must make us more secure
  - Supply security
  - Supply quality
  - Flexible
- Must protect the environment
  - Greenhouse gases emission reduction

- Energy efficiency – If you don't need it don't use it
- Heat Recovery – It's already there – use it
- Renewable energy – If it makes sense, go carbon free
- Energy distribution – Invest where it makes sense
- To begin the program, start with residential structures, then commercial buildings, finally, industrial sector.
- Plan opened eyes to new opportunities. Residential/home efficiency is a major opportunity.
- Council approval is uncertain, but townhalls, public input have been positive. Mayor's taskforce has been a sounding board to gauge reception.
- Does council have to adopt? Sustainability Committee will bring a resolution to council, include an ask to adopt and implement the plan
- Resource: Better Buildings for Michigan. Doing work on the neighborhood scale in SE Michigan and Grand Rapids. Could be a model program
- Funding: Spent >\$200,000 on the project. DPW paid 50%. It wasn't budgeted, but Council found money and agreed to pay.
- DPW: owned by the City, reports to Council, but has a separate Board of Directors that makes recommendations. Still a utility, but fortunate to have municipal utility because it also reports to Council and makes it easier to implement neighborhood scale projects.
- Holland wants to attract businesses and knows businesses look at energy costs and associated GHG emissions when choosing where to locate.
- Lesson learned: local generation is important in order to be able to capture thermal energy that's otherwise wasted
- District heating
  - o Funding for district heating? Part of the street repair project, putting pipe in.
  - o Allow use for snow melt. It will be a few years until buildings can tap in.
  - o Hope to involve major users (Hope College, Hospital).
  - o 20 years out to be able to hook up single-family homes.
  - o DPW would be able to charge for heating services.
- Efficiency is top priority. Renewables are part of the conversation, where it makes sense
- Looking into 20 MW solar PV. Prices for installed PV are decreasing and looking enticing
- Utility efficiency
  - o Utility did energy optimization plan and had to meet 298 requirements.
  - o Utility has an efficiency manager.
  - o Plans/programs: Fridge buyback, upgrade T12 lighting in businesses
  - o Hope to do more through the Community Energy Plan
- Public Involvement
  - o Involvement was critical because of the associated costs
  - o Jan – stakeholder meetings with business, faith-based, non-profit, school, and environmental communities. Townhall meeting
  - o April – Another townhall meeting
  - o June, July, August – more townhall
  - o Community support has been high, may be because those interested are turning out
  - o 30-80 people per meeting
- Focus of the plan is City of Holland, though some neighboring township involvement

## **Session 2: Natural Resources**

## 4. Alternative Energy Planning

*Melanie McCoy, Wyandotte Municipal Services*

### Geothermal (continued)

- Offset buildings
- Gone vertical (300 feet down), 50/75 ft res lots
- Drill well – one day
- 20-year payback
- 1,500 sf – 2 ton unit (\$500/year savings)
- Reduces electric load
- Reduces peaks
- Home needs ~100 ft/ton
- BASF partner – 84 tons in one facility. Installs under parking lots
- Each well supplies 1.5 homes
- \$26/ton = 20 year payback
- \$52/month cost to homeowner for whole year heating/cooling (average savings of \$500/year over DTE)
- \$11/ton for Wyandotte to maintain
- Education of community IMPERATIVE
- 20 BTUs per square foot
- Education to city is biggest benefit

### Alternative Energy

- Resident gets 30% tax credit
- Wind
  - o Did bird study (4 locations)
  - o Bat study '09-'10 (more concern)—required 4 years study due to endangered species of Indiana bat that lives approximately 40 years but has only one offspring per year
  - o Shadow/flicker issue (30 hours std) then need remediation
  - o Sound (500-1,000 feet)
  - o Manufacturer and DOE setback requirements
  - o Pay based on radius?
  - o Have not located turbines
  - o River is navigation channel – not a good site
- Solar on school
  - o What angle?
  - o Try for about 30° (ex: Muskegon)

## 5. City and University Recycling Programs

*David Norwood, City of Dearborn*

*Kathleen Pepin, University of Michigan-Dearborn*

- City of Albion is looking to upgrade their Recycling Drop-off facility to Curbside pickup.
- Clean Energy Coalition is working on a recycling program for City of Detroit.
- \$ - Waste Management sees business opportunity, single-stream, MRF, etc.
- ? – Top down – selling it!
- Took all approaches
- Students, Green Team
- Consultant

- Pilot at UofM
  - o Hundreds of employees
  - o One building
  - o A champion
- Pilot → Scale
  - o Weight (vs. volume)
  - o EECBG
- Adoption/Transition
  - o Chat with residents
  - o Commingling
  - o Residents want weekly – costs
  - o Took 3 months to “get it”
- Challenges
  - o Businesses
  - o Condos/Apartments
  - o Schools
- Pilot
  - o Start in a challenging area: education, low-income, new immigrants
  - o List inside cart lid
- Common Issues
  - o \$ - upfront costs
  - o Who runs program?
  - o Drop off spots (materials, lower rates)
  - o Politics of waste haulers, etc.
  - o Waste-to-energy
  - o Waste audits
  - o Unions

## **6. Water Conservation and Storm Water Management**

*Patty O'Donnell, Northwest Michigan Council of Governments*

- Great Lakes Compact
- Create conservation community
- Conservation: “Still more cost effective than piping & shipping out.”
- SEMCOG has guideline design for low impact development
- What do you do with contaminated water?
- Education & awareness needs to grow & expand!
- 75% of water is not being used for drinking consumption
- Inclining rate for water usage
- Base map of natural resources assets, “look at land first”
  - o Include in the Master Plan
- Fracking and water use?
  - o Both water use and contamination issues
- See communities protecting water?
  - o NW is area of water quality, there is awareness
  - o People come from downstate are less aware, higher impact activities/population/development
- COG work with local governments on well abandonment issues

- MSU Extension has program
- Deal with hesitance to conserve because undermines generating revenue?
  - Yes, also because water is abundant
  - Treating all water for drinking → higher costs. Need to address this so eventually treat less, sell less, able to save money that way.
- There's inclining pricing rates – use more, higher costs
- Natural Systems Assets Mapping – Green Infrastructure
  - Regional planning organizations together
  - Funded through EPA
  - Can give to county and other local governments to use when reviewing development, parks, conservation easements, incorporate into zoning ordinance

## **Session 3: Government Operations and Planning**

### **7. Sustainability Indicators and Framework**

*Jamie Kidwell, City of Ann Arbor*

- [www.a2gov.org/SOE](http://www.a2gov.org/SOE)
- We want to get the discussion started through our City departments. SELL YOUR STORY
- Co-benefits- Show all
- Environmental meetings (separate from department meetings, between staff & activists) to discuss anything green
- Brought all commissions/authorities/groups to compile/address/prioritize goals  
2 year timelines so you can measure the success
- Rouge River- Coordinate with the neighboring communities for common goals. Create events to draw public interest/support
  - Ex. Trails-start biking event
- Take advantage of volunteers/graduate students
- Weekly meetings with Department Heads is how City Manager in Auburn Hills keeps tabs on what is going on within departments to tie into other projects
- General consensus was that there are overlaps in departments – many don't know what the other does
- Co-benefits exist when the residents understand the City goals and get behind them and offer to help
- Listen to what your residents want
- Many of communities seated had events centered on their rivers – fishing, kayaking, canoeing, trails, biking, hiking, contests, etc. (i.e. Clinton River is “backyard vacation” – Macomb and Oakland County)
- Green Grand Rapids – When schools dispose of their public property – that is “park inventory” that disappears from the City recreation plan
- Through Green Communities – work on a common set of inventories
- Sustainability – lectures
- Projects – Flooding
  - Galloway – issue golf course revenue
  - Co-benefits
  - Department heads
- ? Take advantage of volunteers
- Auburn Hills – fishing derbies

- Grand Rapids – energy from community: trees, local food, bicycles
- County-city coordination

## 8. Joint Planning Initiatives

*Wally Delamater, Village of Suttons Bay*

- Planning and zoning shared across 3 communities
- Other initiatives are shared with schools, for example
- Area is small and rural; have to be self-reliant
- Council of Governments is very active in Traverse Bay area
- Timeline for collaboration
  - o 2004 – Planning Commissions met to discuss
  - o '06 – Village and township discuss joint document/ideas
  - o '07 – MSU training, apply for funding
  - o '08 – MiDEQ, US Dept of Commerce, NOAA Partnerships for Change funding.
    - Did direct mail survey to stakeholders. Received ~200 back. Support for coordinating planning across jurisdictions. ~1/2 supported joint planning/zoning.
- Maintain separate commission, but establish a joint commission in addition (3 members from village and 4 from township). Got formal agreement. Task: develop joint Master Plan.
- August 2011 – Adopt joint Master Plan. It's an efficient and interactive document.
- There are two zoning documents that Joint Planning Commission (JPC) is working to blend. Once ordinance blends, there will be 1 JPC and other Planning Commissions will disband.
- Other examples of collaboration: Onekama Village and Onekama Township also coordinate.
- Why joint planning here? Reduce government. Community is forward-thinking, older, and environmentally friendly.
  - o Ex: all Master Plans from Grand Traverse Bay refer to protecting natural resources and preserving rural character
- Grand Vision
  - o Help communities think bigger
  - o Help develop plan and implement vision
  - o Regional land use, housing, energy, and transportation plan
- Continuity with people still involved
- Looked at historical plans since 1960s to review for common threads. People are looking for walkable communities then and now.
- Discuss limiting the size of community? No decision, but there's a desire to preserve the character of the community
- Land Trust is active in the area, studied land use and mapped migration routes for animals to develop conservation protection plan.

## 9. Green Communities Challenge Progress Report

*Jeff Spencer, Michigan DEQ*

*Seth Federspiel, Benjamin Bunker and Antonia Chan, University of Michigan*

- Students from UM are building a city ranking system from the original Green Communities Challenge checklist.
- Interested in establishing levels of "greenness".
- Will host on site regional workshops in late February 2012.
- Some municipalities currently not in challenge

- Certification levels
  - o Allows for continual steps of progress
  - o Also easy success at lower levels for beginners
  - o Differentiated by community type/size/budget capacity?
  - o Could help continuing to get buy-in from decision makers
  - o Would amplify competition
- Credit for participating reg. initiative but not sponsoring?
- Sustainable NJ is an NPO housed by Rutgers
- Maintain emphasis on economic benefits in addition to environmental
  - o Keep using sustainability, framed in the proper way
- Allow government to claim credit for NPO initiatives they're part of
- How to account for NPO/University/College Participation?
- Survey to communities (consultants, NPOs, MPOs, etc., too) to gather additional projects
  - o SEMCOG website
- Make sure map is sort-able by community type
  - o Include contact person

## **Session 4: Built Environment**

### **10. Property Assessed Clean Energy (PACE)**

*Wendy Barrott, Clean Energy Coalition*

- PACE is Property Assessed Clean Energy. This is a technique for business owners to finance the installation of energy efficiency measures. The City of Ann Arbor would finance the capital for the measures and the business owners would pay back the loans from the energy savings.
- Wendy has had 14 inquiries in the first month of the program. Four projects are ready to proceed.
- The projects can only be done on structures that are identified as commercial pursuant to the State of Michigan Building Code.
- Ann Arbor contracting with Clean Energy Coalition to develop the program
- Involvement/support from mortgage holders?
  - o Commercial banks are cautious but cooperative
  - o Some properties won't do but others are yes
  - o Banks are involved in pre-application step
- Taking applications now. Have 4 pre-applications in.
- Special Assessment –
  - o Mechanism to put fixed interest loan on property
  - o Voluntary – no \$ until requested by individual property owner
  - o Billed through special assessment system
  - o No penalty for early repayment
- Ann Arbor established boundaries for eligible properties in its initial report. Boundaries are city limit.
- Michigan's program allows commercial only, but there are huge opportunities for residential energy efficiency
  - o Part of A2 program is outreach and pointing to other resources available for residential properties.
  - o Some federal legislative momentum for resolving Freddie Mac/Fannie Mae issues
  - o Suggested resource: Hub. Real Estate folds energy efficiency into mortgages

- California still doing a residential program, but recipients have to sign a disclaimer that in the event of a sale, seller may have to buy the assessment
- Outreach: business associations, contractor partners, anyone
- Audit is early step. Audits 3 years and younger are eligible. New audits use modified version of Michigan TEA
- How define “commercial”?
  - State law isn’t specific
  - A2 attaching to Michigan Building Codes
  - Churches, high rise residential are included
  - Doesn’t have to be a tax-paying entity to qualify
- Money for loans
  - A2 using EECBG for loan loss reserve, expect to leverage 10:1
  - Using pooled bonds – go for bond on \$1 million
  - City raise <\$10 million/year through bonds, based on demand
- City council concerns? No, except want to do residential too. Council was very well prepped.
- Business community feedback? Positive. Want a longer payback horizon. (10 years was A2’s decision)
- DTE hasn’t been involved, but part of the outreach is about DTE incentives
- Application fee and 1% surcharge cover costs of running the program.
- Projects of interest? Standard energy efficiency
- After EECBG → new broader projects
- Recipients can bring money to the table to reduce payback

## 11. Complete Streets

*Suzanne Schulz, City of Grand Rapids*

- 42% of greenhouse gas emissions are from transportation
- State Transportation Enhancement Grants will provide a check box on applications that will ask whether or not your community has adopted a Complete Streets ordinance or policy
- Reluctance to change, there is a need for education (“It’s just paint!”)
- Stronger design guidelines are necessary
- Love or hate roundabouts – they reduce accidents by 90%!
- Use traffic calming measures
- Need for more visual case studies
- Potential for residential uses between commercial nodes to create connections (Check out the book “Retrofitting Suburbia”)
- In Grand Rapids, the first BRT (bus rapid transit) opens in 2014 with stops 7-10 minutes apart from station to station
- Grand Valley State University to downtown Grand Rapids link in the works
- Light rail is perceived as “sexy” and much more expensive than BRT
- Non-motorized transportation plan would be next step beyond adopting a resolution supporting Complete Streets
- Examples of MDOT doing Complete Streets would be helpful
- State policy elements people could use?
  - More incentives for ordinances, other municipal commitments
    - Both state and MPO
  - Checkbox within transportation enhancement grants

- Stronger design guidelines
- Case studies and examples to use
  - Complete Streets Coalition
  - MDOT
- Reluctance to change
  - Need for education with public officials, citizens
  - Branding / bike symbols
  - Use local/regional advocacy organizations
    - Disability community
    - Safety – benefits of traffic calming
    - Transit users
- Different challenges in different land use areas
  - Node-focused commercial development with residential in between
  - How to connect cul-de-sacs
  - “Retrofitting suburbia”
- Connection to public transit
  - Bus Rapid Transit in GR in 2014

## 12. Electric Vehicle Infrastructure

*Steve Cohen, City of Auburn Hills*

- 2 conflicts: ADA & signage
- “[electric car] owners don’t want special treatment”, put stations closest to electrical source
- Washington is the leader of the electric vehicle charging infrastructure
- Dearborn, Detroit, Ann Arbor, Lansing, ect... (partnering with CEC to create a uniform EV guideline)
- MDOT likes white pavement markings (do white markings for public parking)
- Engage in new development
  - New businesses should install/run conduit so in time the owner can install stations when needed
- DEOE grant at CEC, Western Michigan & Ann Arbor
- Parking meter paired with charging?
  - “Ferndale has spot in metered lot, charging space is not metered”
  - Non-metered charging spots, Novi charges a service charge to go toward general fund. Steve does not recommend, since it no where comes close to pay for charging stations/infrastructure
  - Charging station is not in place for profit-it’s an amenity
- Creating uniform charging station guidelines
  - Auburn Hills can share CAD files for signs
- *Where do you locate charging stations in parking structure?*
  - Auburn Hills has put 4 spots per level with room (laid conduits) in place for expansion. Note: spaces are large enough for larger vehicles assuming in the future (15+ years) there will be larger vehicles, vans, trucks, SUV’s designed as electric vehicles.
- 7 charging stations installed
- CEC EV infrastructure / preparedness grant
- DEOE grant at CEC
  - Provides incremental cost
- Going to WMU and Ann Arbor