

nyecc

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BOARD MEETING MINUTES

Wednesday, July 14th, 2021 – 8:30 AM
VIDEO CONFERENCE CALL

Attendees: Andy Anderson, Daniel Avery, David F. Bomke, Michael Byrnes, Henry Celestino, Dominick Chirico, George Diamantopoulos (*Counsel*), Matt Duthie, Jonathan Flaherty, Brian Flaherty, Michael Forese, Avi Itzikowitz, Jason McCalla, Adin Meir, Lauren Brust Moss, Steve Mosto, John Pierce, Phil Skalaski, Zach Steinberg, Edward Strauss, Diana Sweeney, Sheila Sweeney and Ben Wallack.

Absent: John Bowen, Daniel Egan, John Ferrante, Daniel Palino, Luis Rios, Alec Saltikoff and John Soden.

Guests: David Ahrens, Gene Boniberger, Joe Cassissa, Mat Chamish, H.G. Chissell, Adam Courtney, Jeannine Cooper, Jennifer Kearney, Stephanie Margolis, John Mari, Charlie Marino, John Rice, Joe Szabo, Elizabeth Velez and Jeff Wall.

CALL TO ORDER Phil Skalaski / Daniel Egan

Phil Skalaski called the July 2021 Board Video Conference Call Meeting to order at 8:32 AM.

APPROVAL OF MINUTES Phil Skalaski / Daniel Egan

Daniel Egan requested review of the June 2021 Board Meeting minutes. A revised version of the minutes was sent out to Board Members. The minutes were moved for approval by Ed Strauss, seconded by Steve Mosto and unanimously approved.

TREASURER REPORT Ed Strauss

The Chase Checking Account balance is \$304,306. The CIT Savings balance is \$182,519. The NYECC will discuss transferring funds from Chase Checking to CIT Savings.

CO-PRESIDENT REPORT Phil Skalaski / Dan Egan

▪ Member Check-In

Durst Organization employees are back full time in the office and are permitted to work from home sixteen days per year. The company is mandating vaccination by September and wants to prohibit non vaccinated visitors. Paramount Group employees will all be back in office in July. They have removed the mask mandate for

all employees but are exploring vaccination mandates for operations staff in response to tenant requests. Brookfield Properties is similar. They will place non vaccinated employees on the same floor; masks are still mandated in common areas due to capacity concerns.

The Hero Act has mandated that buildings have a pandemic emergency plan in place within 30 days. There are different requirements for space types. The plan has to be shared with employees by September 4th, but does not have to be put into effect.

ENYA JEDI Award winners John Rice and Elizabeth Velez were congratulated and welcomed to the NYECC.

- Steam Meeting with Con Edison

The NYECC held a meeting with the Con Edison Steam team. Frank Cuomo attended along with long range planning experts. Steam is not disappearing in NYC. It will be an integral part of decarbonization goals in Zone J. Con Edison is looking at options for the future focusing on project development financing and regulatory requirements. Long term green hydrogen will be a component for steam to lower the CO2 component. Members noted in the meeting that a long-term plan including steam is imperative for owners who cannot convert to full electric. The last long-term public facing plan was 2012. Con Edison has indicated that a program to fund Steam efficiency incentives has entered its development phase.

- Invoice Approvals

Phil Skalaski requested review of the June NYECC invoices from EnergyWatch and 3 Point Energy. The invoices were moved for approval by David Bomke, seconded by Jonathan Flaherty and unanimously approved.

EXECUTIVE VICE-PRESIDENT REPORT

Lauren Brust Moss

- Energy New York Awards 2021

The ENYA was a terrific event and will hopefully be held again in person soon. The JEDI award winners are now members and will be involved with membership and committees. Thanks to Diana Sweeney, Ben Wallack, Lauren Moss, Alec Saltikoff, all of the planning committee members and all who attended.

EXECUTIVE DIRECTOR REPORT

Diana Sweeney

- Steering Committee

The Steering Committee will be meeting to find a few ideas to focus on including public relations efforts and bring to the board for discussion.

- Con Edison Billing Issues

The NYECC met with Con Edison to discuss billing issues that were previously documented. Refunds are coming to members. Others with issues including AMI installation should reach out to Diana Sweeney. The NYECC and Con Edison will hold the semiannual meeting in the fall. Topics for discussion should be brought to Diana Sweeney.

- Regulatory Update Format

Charlie Marino and Jeannine Cooper will work with George Diamantopoulos on the regulatory update. The goal is to make the content very valuable for members by

providing additional technical research. In the July meeting, Ms. Cooper contributed background to the reporting on Community Energy Labs (see item dated 6/9/21) and Mr. Marino to the item concerning the Central East Energy Connect transmission project also dated 6/9/21. The Regulatory Update will be distributed about two days prior to each Board meeting.

- August and September Meetings

The August Board Meeting is tentatively planned. The September Board Meeting may be in person. The board will evaluate the decision to hold a fully remote or hybrid meeting format.

REGULATORY UPDATE

George Diamantopoulos

Energy News

- 5/20/21 – NYSERDA signed an agreement with Danish Industry, a world leader in energy efficiency, to enhance collaboration and knowledge sharing on decarbonizing high-rise buildings in NYS with a focus on NYS’s \$50M Empire Building Challenge which is expected to leverage \$250M in private investment in building upgrades, testing and technology.
 - o Danish Industries believe that with today’s technologies it is possible to decrease energy consumption by at least 50%.
 - o NYSERDA is partnering with leading commercial and multifamily real estate portfolio owners and occupants committed to bringing one or more buildings to carbon neutrality by 2035.
- 6/9/21 – Keystone XL pipeline developer terminates the \$9B, partially completed 1,179 mile oil pipeline project.
 - o Proposed in 2008 to bring 830,000 barrels of crude oil from Canada’s western tar sands to US refiners;
 - o In 2015, President Obama rejects projects construction permit;
 - o In 2017, President Trump by Executive Order allows project to proceed;
 - o In 2018, Federal Judge blocks project for Trump administration’s failure to perform adequate environmental reviews before rescinding President Obama’s construction permit rejection;
 - o On Inauguration Day 2021, President Biden rescinded the pipeline’s construction permit.
- 6/9/21 – The US DOE announces 235 small businesses in 42 states will receive \$54M in seed funding for 266 projects that are developing and deploying proof-of-concept prototypes for technological solutions to attain net zero emissions by 2050. One award recipient is Community Energy Labs, LLC in Portland, Oregon, who is developing a scalable, autonomous clean building control platform that allows small to midsize commercial building owners to simply and affordably meet their energy efficiency goals.
- 6/9/21 - The first 5 mile stretch, of the \$615M Central East Energy Connect transmission project upgrade has been completed and energized. The 93-mile

transmission line in the Mohawk Valley and Capital Region is on schedule to be completed in 2023 and will have nearly five times the capacity of the existing lines being replaced.

- 6/14/21 – 19-E-0079, NYC’s Petition for Rehearing of PSC’s 5/14/21 Standby Exemption Order requesting a reinstatement of a limited two-year Standby rate exemption for all Efficient DER for projects in service by 5/31/23 while revised Standby rates are approved and implemented, including for Efficient CHP systems of less than 1 MW in capacity and those from 1 MW to 15 MW of capacity. The PSC’s Order had concluded that continuing the exemption was inconsistent with the CLCPA.
- 6/15/21 - The U.S. solar market passed 100 GW of installed electric generating capacity in the first quarter, doubling the size of the industry over the last 3.5 years, according to the U.S. Solar Market Insight Q2 2021 report, released by the Solar Energy Industries Association (SEIA) and Wood Mackenzie.
- 6/21/21 – The U.S. Energy Department is due to receive applications in response to the agency’s \$61.4 million funding opportunity to support research and development for low-cost, low-carbon biofuel energy.
 - o Biofuels are made by turning biomass, such as food and crop waste, into liquid fuel which acts as an alternative to gasoline, jet fuel, and diesel.
 - o Research in bioenergy to date has led to a 45% decrease in the cost of converting biomass into biofuels and bioproducts.
 - o The agency will focus on technologies that could power heavy-duty vehicles, like airplanes and ships, to support transportation sector decarbonization.

Con Edison Rate Cases

- Two pending tariff filings have been filed by Con Edison regarding the 3 PSC approved \$800M in transmission projects, effective on July 1, 2021.
 - o One of the tariff filings concerns recovery from customers who pay the Monthly Adjustment Clause, a/k/a the MAC. The other tariff filing is for recovery from customers who are NYPA customers.
 - o These surcharges will recover the carrying costs through the surcharges after the transmission projects have been placed into service and until such costs are reflected in base rates.
 - o If any of the 3 transmission projects go into service before a new rate plan goes into effect (i.e., a new plan would probably be at the end of 2022/beginning of 2023), then Con Ed will make a filing of the costs it proposes to recover for such project(s) through the MAC and the NYPA surcharge at least 60 days before commencement of cost recovery.
 - o Going forward, Con Edison will refer to these projects as the “Reliable Clean City Projects.” The name chosen bears no relationship to the fact that these projects are for transmission and one would never know this by the name chosen by Con Edison.

- 6/16/21 – At meeting between NYECC and Con Edison regarding steam decarbonization, Con Edison indicated that it is not likely to file for a steam case in 2022 but may perhaps do so in 2023.
- 6/23/21 - PSC Order approving \$5.9M for 2 of 3 non pipe alternative programs proposed by Con Edison.
 - o The programs are not displacing any gas infrastructure projects but were approved in part because they don't require gas infrastructure and because of the system peak reductions and overall reductions they will provide, which are goals consistent with the CLCPA.
 - o The money will be spent in 2021 and 2022 and will be collected from ratepayers over a 10 year period.
 - o The first program approved is for a Behavioral Demand Response program that will save 930 dekatherms on a peak day.
 - o The second program approved is a heat as a service financing program through third parties for high efficiency electric heating technologies that will save 2,654 dekatherms on a peak day.
- 6/24/21 - President Biden announced support for a \$1.2 trillion deal with lawmakers known as the Bipartisan Infrastructure Framework – that includes creating a new electric grid authority.
- 6/30/21 – 19-G-0066, Con Edison filed its biannual District Energy Initiative Status Report as required under the Gas Rate Plan. Retained consultant, with experience in geothermal district energy systems and heat pump heating and cooling solutions, to assist in developing a study to examine the feasibility of deploying geothermal district energy systems in the Company's service territory as an alternative to replacing leak prone pipe.
 - o Review of studies and benchmarking with other utilities and state agencies completed at the end of last year.
 - o 19 former sites for a pilot have been narrowed to 5 sites, all in the Bronx which meet economic and environmental considerations required under the Rate Plan. Customer meetings will be scheduled in July to make a final site selection. Bids from qualifying contractors will be solicited in summer 2021 with construction commencing in early autumn.
- 6/30/21 – 19-G-0066, Con Edison earned \$3.53M (out of \$3.85M maximum) for its Gas Peak Reduction EAM achieving 22.9 thousand dekatherms per Heating Degree Day reduction for the 2020-2021 winter heating season. Implemented gas efficiency measures include a Gas Demand Response Pilot, Non-Pipes Solutions, the use of high efficiency commercial ovens, steam traps to reduce heating boiler loads, adoption of electric heat pump technologies, and by supporting non-fossil fuel alternative technologies.
- 7/9/21 – NYSERDA in partnership with Con Edison, announced the selection of JouleSmart Solutions and Lime Energy to deliver energy efficiency upgrades for businesses in Staten Island and Westchester County as part of Business Energy Pro, an innovative pay-for-performance pilot program. Payments will be made for total energy

savings realized over a three-year performance period, with a special emphasis on natural gas reductions in Westchester County.

7/9/21 – Governor Cuomo announced that \$7.8 million is available through the Low Carbon Pathways for Multifamily Buildings program for owners or managers of multifamily buildings to implement low carbon solutions as part of planned upgrades. Owners may choose to implement one or more of four low-carbon improvement packages in their building, including: 1) building envelope improvements; 2) ventilation upgrades; 3) full electrification of the heating and cooling systems with efficient heat pump systems; and 4) partial or full electrification of the domestic hot water generation with efficient heat pumps. Incentives range from \$700 to \$5,000 per dwelling unit, depending on the package.

REPORTS FROM COMMITTEES

- Education Committee – Lauren Brust Moss, Chair

Jennifer Kearney has volunteered to lead the committee. The Board will vote on the assignment.

- Membership Committee – Mike Forese & Steve Mosto, Co-Chairs

There was no update.

- Outreach Committee – H.G. Chissell, Chair

Please contact H.G. Chissell with any items or events to share.

- Regulatory Committee – Daniel Avery, Chair

The Grid Working Group is discussing how to treat CoGeneration, Energy Storage and Distributed Energy Resources. There will be a recommendation for DOB in advance of the update required by January 2023. The Healthcare Committee is also working on DER recommendations. The Carbon Accounting Group is similarly active.

New York City is evaluating emission reporting results and providing adjustments.

- Diversity, Equity and Inclusion Committee – H.G. Chissell, Lauren Brust Moss & Luis Rios, Co-Chairs

JEDI Winner Elizabeth Velez is looking forward to helping the NYECC and NYBC provide value to each other. JEDI Winner John Rice is looking forward to contributing as well as he becomes more familiar with the NYECC.

OTHER BUSINESS

Daniel Egan adjourned the June full member meeting at 9:28 AM.

BOARD MEMBER ONLY MEETING

- Vote Education Chair

Phil Skalaski motioned to approve Jennifer Kearney as the Education Committee Chair. Mike Byrnes seconded and it was unanimously approved.

- Vote for Website Revamp

The NYECC is looking to revamp its website. The consultant will work in two phases. First, research and presenting options, how to store information, member login and more. Followed with revisions and adjustments, with a total cost of up to \$1,250. The next phase will be discussed at that time with the Board. Mike Forese moved to approve the strategy. It was seconded by Daniel Avery and unanimously approved.

Ed Strauss recommended moving \$82,000 from the Chase Checking Account to the CIT Savings Account which earns interest. Funds can always be moved back if and when needed. Phil Skalaski motion to approve the transfer of funds. It was seconded by Daniel Avery and unanimously approved.

ANTICIPATED ADJOURNMENT

Daniel Egan adjourned the June Board Only Meeting at 9:38 AM.

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