

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON TRANSPORTATION AND
PUBLIC UTILITIES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, November 14, 2018
1:15 p.m.

PRESENT:

COUNCILMAN KENYATTA JOHNSON, CHAIR
COUNCILMAN ALLAN DOMB
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DAVID OH
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN AL TAUBENBERGER

BILLS 180965 and 180974

- - -

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 COUNCILMAN JOHNSON: Good
3 afternoon, everyone. This hearing is
4 called to order. This is the public
5 hearing of the City Council Committee on
6 Transportation and Public Utilities. The
7 purpose of this public hearing is to hear
8 testimony on Bill No. 180965 and Bill No.
9 180974.

10 I am Councilman Kenyatta
11 Johnson, Chairman of the Council's
12 Committee on Transportation and Public
13 Utilities.

14 I recognize the presence of a
15 quorum of Committee members: Councilman
16 Allan Domb, Councilman David Oh,
17 Councilman Al Taubenberger. And I also
18 have just listening today is Councilwoman
19 Blondell Reynolds Brown.

20 And with that, the Clerk will
21 please read the title of the bill, Bill
22 No. 180974.

23 THE CLERK: An ordinance
24 authorizing the Procurement Commissioner
25 and the Director of Commerce, on behalf

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 of the City, to enter into a concession
3 agreement for the development,
4 management, and operation of an airport
5 advertising program at Philadelphia
6 International Airport, all under certain
7 terms and conditions.

8 COUNCILMAN JOHNSON: Thank you.
9 Will the Clerk please call the first
10 witness on this bill.

11 THE CLERK: James Tyrrell.
12 (Witnesses approached witness
13 table.)

14 COUNCILMAN JOHNSON: Can you
15 please, both of you, state your first and
16 last name for the record and please begin
17 your testimony.

18 MS. GIBSON: Robin Gibson.

19 MR. TYRRELL: James Tyrrell.

20 COUNCILMAN JOHNSON: You can
21 begin.

22 MR. TYRRELL: Good afternoon,
23 Mr. Chairman, members of the Committee on
24 Transportation and Utilities. I am James
25 Tyrrell, Chief Revenue Officer for

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Philadelphia International Airport. I am
3 pleased to appear before you today to
4 testify in support of Bill No. 180974.

5 This bill will authorize the
6 Procurement Commissioner and the Director
7 of Commerce, on behalf of the City, to
8 enter into a concession agreement for the
9 development, management, and operation of
10 an advertising program at the airport.

11 The City proposes to enter into an
12 agreement with In-Ter-Space Services,
13 Incorporated, doing business as Clear
14 Channel Airports. The scope of services
15 will include digital and static displays
16 at all terminals as well as some outdoor
17 locations, including roadways, bus
18 shelters, and the exterior surfaces of
19 parking garages.

20 The agreement will have a
21 seven-year term commencing on May 1st,
22 2019. Clear Channel has proposed to make
23 a capital investment in excess of \$4
24 million. Further, the agreement provides
25 for Clear Channel to pay a minimum annual

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 guarantee of \$3.55 million in year one,
3 with additional increases of \$50,000 per
4 year every year thereafter. A total
5 minimum annual guarantee throughout the
6 term will be \$25,900,000. In addition,
7 Clear Channel has committed to 20 percent
8 ACDBE participation.

9 By way of background, the City
10 issued an RFP on March 5th, 2018 and
11 received a total of four proposals. Each
12 proposer was given an opportunity to
13 present its proposal in person to the
14 Selection Committee. The Selection
15 Committee was comprised of members of the
16 Procurement Department, Commerce
17 Department, Office of the Chief
18 Administrative Officer, as well as the
19 Division of Aviation. After reviewing
20 the proposals and appropriate
21 deliberations, the Selection Committee
22 selected Clear Channel, as it provided
23 the City with the best value.

24 I greatly appreciate the
25 opportunity to speak to you today in

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 support of Bill No. 180974 and

3 respectfully request that the rules be

4 suspended to allow for first reading at

5 the next Council session.

6 We are available to answer any
7 questions you may have at this time.

8 COUNCILMAN JOHNSON: Thank you.

9 MS. GIBSON: I have nothing.

10 COUNCILMAN JOHNSON: I want to
11 also acknowledge the presence of
12 Councilman Curtis Jones who is here.

13 Any questions from members of
14 the Committee?

15 Councilman Allan Domb.

16 COUNCILMAN DOMB: Thank you,
17 Mr. Chairman.

18 Good afternoon. In your
19 testimony, I guess there were four people
20 that responded to the RFP. Was this the
21 highest bidder?

22 MR. TYRRELL: I don't recall if
23 it was the highest bidder. They were all
24 within a relatively close range.

25 COUNCILMAN DOMB: Was there a

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.
2 bid from Intersection that was 4 million
3 more?

4 MR. TYRRELL: It is possible,
5 yes, Councilman.

6 COUNCILMAN DOMB: Why did we
7 select this versus that?

8 MR. TYRRELL: I believe there
9 were a number of criteria that were
10 ranked during the selection process, and
11 some of the criteria, as I recall, were
12 the ability of the company to carry out a
13 program of this magnitude as well as the
14 design and implementation of the
15 different elements of the program.

16 COUNCILMAN DOMB: This is a
17 seven-year contract?

18 MR. TYRRELL: Yes, sir.

19 COUNCILMAN DOMB: What's the
20 total value of the contract?

21 MR. TYRRELL: In revenue to the
22 City, it's a minimum of \$26 million.

23 COUNCILMAN DOMB: Total over
24 seven years?

25 MR. TYRRELL: Total.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 COUNCILMAN DOMB: So the other
3 bidder was at 30 million?

4 MR. TYRRELL: A little over 28,
5 yes. Again, that would be the minimum
6 based on a percentage of gross.

7 COUNCILMAN DOMB: I'm just not
8 clear as to why we would have selected
9 somebody who was 3 or 4 million below
10 another bidder.

11 MR. TYRRELL: It was determined
12 to be the best value to the City because
13 of the anticipated revenue that will be
14 received as part of not only the minimum
15 annual guarantee but also the percentage
16 of gross as a result of the higher-valued
17 displays that were proposed by the Clear
18 Channel program.

19 COUNCILMAN DOMB: So you're
20 saying Clear Channel gave us better
21 percentages on potential additional
22 growth?

23 MR. TYRRELL: Not necessarily
24 better percentages, but the Selection
25 Committee, based on their evaluation,

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 determined that Clear Channel's gross
3 revenue to the City would have been more
4 over the term of the agreement.

5 COUNCILMAN DOMB: I'd like to
6 see a financial analysis of the bidders
7 over the seven years and what the
8 projections were for each one.

9 MR. TYRRELL: We can probably
10 provide you with the process that the
11 Selection Committee implemented and came
12 up with, but it's part of the best value
13 concession process that was implemented
14 by the City.

15 COUNCILMAN DOMB: Okay.
16 Because I'm not clear why we would,
17 unless there's real value selecting the
18 lower bidder, why we would leave \$4
19 million on the table. So if you can get
20 me that chart, I would appreciate it.
21 Thank you.

22 Thank you, Mr. Chairman.

23 COUNCILMAN JOHNSON: Thank you.

24 Councilman Jones.

25 COUNCILMAN JONES: Thank you,

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Mr. Chairman.

3 A couple of questions. Over
4 the years, there's been an attempt at
5 least to minimize our electrical
6 consumption out there. Is that a part of
7 this lease?

8 MR. TYRRELL: Part of the Clear
9 Channel proposal includes a number of
10 items that specifically pertain to
11 sustainability, yes. They will be
12 implementing and installing low-energy
13 uses materials as part of their program.

14 COUNCILMAN JONES: And that's a
15 part of the covenant of this lease?

16 MR. TYRRELL: Absolutely,
17 Councilman.

18 COUNCILMAN JONES: And do you
19 have particular goals that you're trying
20 to attain?

21 MR. TYRRELL: There were no
22 specific goals identified in the RFP, but
23 as part of the proposal process, Clear
24 Channel did propose to utilize, again,
25 low-energy usage materials in their

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 program.

3 COUNCILMAN JONES: My next
4 question as Chair of Public Safety, we
5 live in a new world post 9/11 where we
6 need to rapidly be able to respond to
7 situations that can avert or be a part of
8 trying to avert a catastrophe, such as
9 live shooter. Is this system in
10 conjunction with that public safety
11 component, meaning that if I see ads that
12 say "eat at Joe's," they become
13 directional signals or don't go this way
14 or shelter in place kinds of things that
15 can help save lives? Is that a part of
16 it?

17 MR. TYRRELL: So the airport
18 has its own primary paging system, and it
19 is not only audio but also visual, visual
20 paging, which would direct the public to
21 follow specific directions in the case of
22 an emergency. That system is outside of
23 the system that Clear Channel has
24 proposed to install in the airport, and
25 that is inherently the airport system

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 that provides that information.

3 COUNCILMAN JONES: One other
4 question. What about Amber Alert type of
5 emergencies?

6 MR. TYRRELL: Absolutely. The
7 airport has an audio and visual paging
8 system that accommodates an Amber Alert.

9 COUNCILMAN JONES: That is not
10 a part of this?

11 MR. TYRRELL: It is not,
12 Councilman.

13 COUNCILMAN JONES: All right.

14 Thank you, Mr. Chairman.

15 COUNCILMAN JOHNSON: Councilman
16 David Oh.

17 COUNCILMAN OH: Thank you very
18 much, Mr. Chairman.

19 The seven-year contract, is
20 this a renewal?

21 MR. TYRRELL: It is not
22 necessarily a renewal, but Clear Channel
23 is the incumbent advertising
24 concessionaire at the airport.

25 COUNCILMAN OH: And under this

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 contract, the way I understand it works
3 is, they are basically going to handle
4 all the advertising in the airport, and
5 what they're saying is that basically
6 they're going to bring to the airport 3.7
7 million roughly per year for seven years;
8 is that correct?

9 MR. TYRRELL: Yes, Councilman,
10 that is correct.

11 COUNCILMAN OH: And based on
12 their past history, that appears to be
13 reasonable?

14 MR. TYRRELL: Yes, Councilman.

15 COUNCILMAN OH: So have they
16 made any commitments as to what they're
17 going to provide to the airport; for
18 example, high-definition television
19 screens, that type of thing? What are
20 they investing into the airport to reach
21 that number?

22 MR. TYRRELL: So the total
23 capital investment is about \$4 million in
24 the first 18 months of the program. And,
25 yes, they have proposed the equipment

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 that they intend to install in the
3 airport and it is high-def large screen
4 display monitors as well as
5 three-dimensional digital displays.

6 COUNCILMAN OH: Would you
7 provide that to the Chairman? I'm very
8 interested in seeing that. It's very
9 hard for me to understand what I'm voting
10 on because I don't know what it compares
11 to. I remember when I talked with SEPTA
12 that we had a company from South Korea
13 that would have put plexiglas across
14 every platform so you wouldn't fall off
15 of it and they would also put
16 high-definition television screens in the
17 platforms and you could order things off
18 of the screen, but instead SEPTA got like
19 posters and some bad furniture.

20 I just think it's just like
21 very difficult. It was already too late
22 for us to kind of negotiate that new
23 contract, because they already signed the
24 contract, but what I'm saying is, I don't
25 know what's out there when we get these.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 And I'm not trying to do somebody else's
3 job, but I would like to know that.

4 I'm also very interested in
5 this: It looks like there is a 20
6 percent commitment to using minority and
7 female-owned companies; is that correct?

8 MR. TYRRELL: Yes, Councilman.

9 COUNCILMAN OH: And compared to
10 their past history, have they complied
11 with that?

12 MR. TYRRELL: So it is my
13 understanding that the existing contract
14 had a sales force component provided by
15 an ACDBE company that did actively
16 participate in the contract. I'm not
17 exactly sure of what the total
18 participation levels were.

19 COUNCILMAN OH: So the other
20 thing that I just can't not mention is,
21 the City has -- not the airport. I think
22 the airport has been very good actually,
23 but the City itself has got a pretty poor
24 track record of actually using the
25 minority and female-owned companies that

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 try to subcontract with our primary
3 contractors.

4 MR. TYRRELL: So the Office of
5 Business Diversity actually provided a
6 goal, I believe, of 12 percent. That was
7 issued in the RFP when it was first put
8 out on the street. Clear Channel's
9 proposal in response to that was to
10 provide 20 percent. So it's over and
11 above the goal that was originally
12 established in the RFP.

13 COUNCILMAN OH: Okay. If you
14 could provide that to the Chairman, which
15 I understand the airport does a very,
16 very good job with its minority and
17 female inclusion. I would just like to
18 see that.

19 MR. TYRRELL: Sure. That
20 requirement will be part of the agreement
21 that's ultimately entered into with Clear
22 Channel.

23 COUNCILMAN OH: All right.
24 Thank you very much.

25 MR. TYRRELL: You're welcome.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 COUNCILMAN JOHNSON: Thank you.

3 Any other questions from my
4 colleagues?

5 (No response.)

6 COUNCILMAN JOHNSON: Is there
7 anyone else here to testify on this bill?

8 (No response.)

9 COUNCILMAN JOHNSON: Seeing
10 none, that concludes the public hearing
11 on Bill No. 180974.

12 Will the Clerk please read the
13 title of our next bill.

14 THE CLERK: An ordinance
15 authorizing the Procurement Commissioner,
16 on behalf of the City, to enter into an
17 agreement with the Philadelphia Energy
18 Authority to purchase electricity and
19 certain attributes and benefits related
20 to the generation of such electricity
21 from a solar energy facility, Adams
22 Solar, LLC, for use at and in connection
23 with City facilities, all under certain
24 terms and conditions.

25 COUNCILMAN JOHNSON: Thank you.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Would the Clerk please call up
3 the first panel of witnesses, please.

4 THE CLERK: Adam Agalloco and
5 Emily Schapira.

6 (Witnesses approached witness
7 table.)

8 COUNCILMAN JOHNSON: Before the
9 witnesses give their testimony, I'm going
10 to acknowledge the sponsor of the bill,
11 Councilwoman Blondell Reynolds Brown, who
12 will open up with a few remarks.

13 COUNCILWOMAN BROWN: I thank
14 you, Mr. Chairman.

15 Good afternoon, members of the
16 Transportation Committee, Transportation
17 and Utilities Committee. While not a
18 formal member of this Committee, I did
19 want to register my enthusiasm and
20 anticipated excitement about the pending
21 and hope for approval. So I wanted to
22 say thank you to all of you for giving me
23 a chance to offer a few remarks on
24 hearing Bill No. 180965, which would
25 create another historic first for the

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 City of Philadelphia.

3 Our city has set a goal for all
4 City buildings to be powered through
5 renewable energy by 2030. In order to
6 achieve this goal, we must analyze the
7 need, investigate the options, make a
8 strategic plan, and then thoughtfully
9 implement the plan in a responsible
10 fashion.

11 This power purchase agreement
12 is part of that plan and a result of a
13 thorough procurement process evaluated by
14 the Office of Sustainability and the
15 Philadelphia Energy Authority. I want to
16 thank both of them for the incredible
17 work required on this historic bill.

18 It must be said that if
19 approved, this agreement will create the
20 single largest solar project in the
21 history of the Commonwealth of
22 Pennsylvania. It must be stated and
23 repeated that if approved, this agreement
24 will create the single largest solar
25 project in the history of the

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Commonwealth of Pennsylvania. It will be
3 the largest solar project in the state by
4 sevenfold.

5 So I join the many
6 environmental and sustainability
7 advocates, many of whom are represented
8 here today, that also are excited about
9 such an opportunity where Philadelphia
10 will once again lead the country when it
11 comes to creating a more greener
12 Philadelphia for its citizens.

13 This project offers many
14 benefits to the City of Philadelphia. It
15 will achieve the following:

16 It will reduce regional
17 greenhouse gas emissions and show
18 leadership in fulfilling our city's clean
19 energy and carbon reduction commitments.
20 It will set a model for institutions,
21 businesses, and residents to also
22 purchase clean energy. It will create
23 family-sustaining careers and promote
24 regional economic development in a big
25 way. It will also mitigate risk

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 associated with the City's electricity
3 cost by providing stable, long-term
4 energy prices to City government for a
5 portion of its supply.

6 Additionally, the Office of
7 Sustainability worked with the Office of
8 Equal Opportunity and RFP respondents to
9 ensure and guarantee that we have an EOP
10 which will be in place for this project.
11 No sustainability effort in this city
12 should move forward an inch if it doesn't
13 have an EOP component ever.

14 I am assured that Community
15 Energy is committed to an Economic
16 Opportunity Plan that promotes minority,
17 women, and disabled-owned business
18 participation in the Adams Solar, LLC,
19 with clear and strident goals and
20 requirements.

21 Furthermore, Community Energy
22 plans to host a job fair in Philadelphia
23 with a focus on Philadelphia-based
24 MBE/WBEs, local businesses to participate
25 on this project. An additional fair will

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 be held to ensure that Philadelphians are
3 recruited for the project's workforce.

4 So there's a workforce development
5 component to this effort as well.

6 While the project is not
7 located in Philadelphia, my office has
8 been assured that every effort will be
9 done to ensure that Philadelphians are a
10 part of the project now and going
11 forward.

12 Again, a huge thank you to the
13 Office of Sustainability, to all of those
14 who worked with my staff, the advocates,
15 and many of the experts that are joining
16 us here today. While I am not here to
17 hear the testimony due to another
18 competing obligation, my staff person
19 will be here.

20 My hope is that I'm asking this
21 Committee to look favorably upon this
22 legislation, as it is another brick in
23 the green future that we're trying to
24 build for the City of Philadelphia.

25 Thank you, Mr. Chairman.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 COUNCILMAN JOHNSON: Thank you.

3 Will the panelists please state
4 your name for the record and begin your
5 testimony.

6 MR. AGALLOCO: Good afternoon,
7 Chairman Johnson and members of the
8 Committee. I am Adam Agalloco, Energy
9 Manager in the Office of Sustainability's
10 Energy Office. Thank you for the
11 opportunity to provide testimony on Bill
12 No. 180965.

13 The Office of Sustainability is
14 responsible for the implementation of
15 Greenworks: A Vision for a Sustainable
16 Philadelphia, the City's plan to create a
17 green, healthy, equitable, and
18 sustainable city for all Philadelphians.
19 The plan includes action on food, air
20 quality, energy, climate change, natural
21 resources, waste, transportation, and
22 economic opportunity.

23 Last year, the Office of
24 Sustainability released the City's first
25 Municipal Energy Master Plan which set

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 goals to slash greenhouse gas emissions
3 by 50 percent from the City's built
4 environment by reducing energy
5 consumption in buildings 20 percent and
6 moving to 100 percent renewable
7 electricity by 2030. On that same day,
8 we partnered with the Philadelphia Energy
9 Authority to release an RFP seeking to
10 contract with a renewable energy project
11 developer for a long-term power purchase
12 agreement.

13 Through a competitive RFP
14 process, Adams Solar, LLC, a project
15 developed by Community Energy Inc, was
16 identified as providing a project that
17 meets all of our goals, providing
18 large-scale clean energy, a competitive
19 price, and a commitment to economic
20 opportunity. If approved by City
21 Council, Community Energy will design,
22 construct, and be responsible for
23 operating and maintaining a 70 megawatt
24 solar facility in Adams County. This
25 will be the largest solar project in the

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 state by nearly sevenfold. The City, via
3 the Philadelphia Energy Authority, will
4 purchase all the electricity generated
5 from the project, which will provide
6 about 22 percent of municipal electricity
7 needs, the equivalent of electricity use
8 in 18,000 homes.

9 The contract will allow the
10 City to purchase the electricity for 20
11 years at a fixed rate that is competitive
12 with today's conventional electricity
13 prices. In this way, the project acts as
14 a hedge against future price spikes,
15 ensuring a portion of the electricity
16 prices will stay at a fixed low price for
17 the life of the agreement. Neither the
18 City nor the Philadelphia Energy
19 Authority will own, operate or have any
20 maintenance responsibilities for the
21 project, only the commitment to purchase
22 electricity under the contract.

23 Working with the Office of
24 Economic Opportunity, Community Energy is
25 committed to an Economic Opportunity Plan

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 that reflects best and good-faith efforts
3 to incorporate minority, women, and
4 disadvantaged business participation in
5 the Adams Solar project. Community
6 Energy will hold a job fair inside
7 Philadelphia with a focus on supplying
8 businesses, for them to participate in
9 the project. Once the subcontractors are
10 selected, Community Energy will move
11 forward with a second set of job fairs
12 focusing on attracting workforce. As
13 feasible, Community Energy's efforts will
14 be connected to the existing solar
15 training opportunities and specifically
16 the recent efforts by the Philadelphia
17 Energy Authority. This project will have
18 an Economic Opportunity Plan Oversight
19 Committee to ensure due diligence around
20 contractor selection and hiring
21 practices.

22 In today's amendment, we've
23 included the completed and signed
24 Economic Opportunity Plan for the
25 project.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 In addition to reducing
3 regional greenhouse gas emissions,
4 mitigating the risk of energy price
5 spikes, and creating economic
6 opportunity, the project also sets a
7 model for other institutions, businesses,
8 and residents to purchase clean
9 electricity. We've also seen SEPTA issue
10 an RFP for a similar agreement, and we
11 believe other local institutions are
12 likely to do the same in the future.

13 For these reasons, we recommend
14 the Adams Solar, LLC, project and the
15 approval of Bill No. 180965.

16 Thank you for the opportunity
17 to testify today, and I'd be happy to
18 take any questions you have.

19 COUNCILMAN JOHNSON: Thank you.

20 State your name for the record
21 and please proceed.

22 MS. SCHAPIRA: Good afternoon,
23 Chairman Johnson, members of the
24 Committee, and Councilwoman Reynolds
25 Brown. My name is Emily Schapira. I'm

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 the Executive Director of the
3 Philadelphia Energy Authority. I'm very
4 excited to share the Energy Authority's
5 strong support for 180965 authorizing the
6 Procurement Commissioner, on behalf of
7 the City, to enter into an agreement with
8 us to purchase electricity and its
9 environmental attributes from what would
10 be Pennsylvania's largest solar array by
11 a factor of seven. We believe this is
12 not only a financially smart agreement,
13 but also presents an enormous opportunity
14 for trainees within Philadelphia's
15 rapidly developing solar industry and
16 helps the City meet its carbon reduction
17 commitments.

18 Our mission at the Philadelphia
19 Energy Authority is to drive energy
20 affordability and sustainability in our
21 city. As you may know, in February 2016,
22 with the leadership of Council President
23 Clarke and many other members of Council,
24 we launched the Philadelphia Energy
25 Campaign to this end. The Campaign is a

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 ten-year \$1 billion investment in energy
3 efficiency and clean energy projects in
4 City buildings, schools, low- and
5 moderate-income housing, and small
6 businesses citywide. It will create
7 10,000 jobs and help build our city's
8 clean energy economy. In Year 1, which
9 was Calendar Year 2017, PEA helped create
10 225 jobs and launch over \$50 million in
11 energy projects.

12 We also ran three semesters of
13 training for high school career and
14 technical education, or CTE, students as
15 well as young adults in solar
16 installation and design, energy
17 efficiency and weatherization, and
18 construction, safety and lead safety
19 basics, generously funded by PECO,
20 Siemens, and the U.S. Department of
21 Energy. More than 50 students have been
22 through our introductory class. We
23 received an additional grant recently
24 from the U.S. Department of Energy for
25 \$1.25 million that will allow us to

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 create the nation's first CTE program in
3 clean energy, preparing Philadelphia's
4 young people for jobs in these growing
5 industries, including those at this
6 project. We also believe solar
7 installation is an excellent entry-level
8 experience to prepare young people to
9 enter union apprenticeships in the
10 building trades, and look forward to
11 continued partnership with the trades on
12 that.

13 This solar project through
14 Adams Solar could not come at a better
15 time. Philadelphia is now the fourth
16 fastest growing solar market in the
17 country, led by our Solarize Philly
18 program, as well as serious advancements
19 in the ease of permitting from L&I and
20 interconnection from PECO spearheaded by
21 the Office of Sustainability.

22 PEA is contacted frequently by
23 people seeking solar training, and demand
24 is growing in both the residential
25 commercial sectors. There are also new

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 training programs for adults and
3 returning citizens at the Energy
4 Coordinating Agency and at OIC
5 Philadelphia, and we're supporting a
6 young adult training track with
7 YouthBuild Philly through our DOE grant.
8 As solar booms in Philadelphia, the Adams
9 Solar project creates a fantastic
10 opportunity to include active trainees
11 and newly graduated jobseekers, in
12 particular from communities of color in
13 Philadelphia.

14 I wanted to also mention that
15 we're extremely lucky in Philadelphia to
16 have such a sophisticated and smart
17 in-house energy staff at the Office of
18 Sustainability. This is not very common
19 among lots of other cities. At the
20 Energy Authority, we are very grateful to
21 Adam Agalloco, Mardi Ditze, and Christine
22 Knapp at Sustainability for their work on
23 this. Philadelphia has an active,
24 thoughtful, strategic energy procurement
25 protocol and, as a result, the City

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 benefits from affordable power that will
3 be even greener if we move forward with
4 this project.

5 In closing, this project will
6 position Philadelphia at the forefront of
7 clean energy development in Pennsylvania
8 and a leader among all other cities in
9 the U.S. It represents a win-win for
10 short- and long-term City budgets and the
11 environment and also creates real
12 opportunity for young people and for
13 Philadelphia's economic development. We
14 are very pleased to express our strong
15 endorsement of this project.

16 Thank you so much to the
17 members of the Committee and Chairman
18 Johnson for your time today.

19 COUNCILWOMAN BROWN: I have a
20 point of information, Mr. Chairman.

21 Could you please speak to why
22 20 years? Because in many ways, that
23 length of time is somewhat unorthodox and
24 helps us understand why that length of
25 this type of first-time initiative.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 MR. AGALLOCO: Sure. There's a
3 lot of good reasons why we would want to
4 have this contract be for 20 years. I
5 think principal among them is for this
6 project to work from a financing
7 perspective, the developer needs a
8 long-term commitment for the project. So
9 it's typical when these projects go
10 through for them to be 15- or 20-year
11 deals, because the developer will
12 basically take the commitment that the
13 City is making to buy clean electricity
14 and use that commitment to leverage and
15 get financing for the project and
16 actually construct the solar project in
17 that case.

18 There's a lot of other reasons
19 why it's beneficial to us. When we go
20 for a longer term, we're able to spread
21 out those capital costs over a longer
22 period of time and ultimately get a lower
23 unit cost for the City. And in the short
24 term, it makes a lot of sense to pursue a
25 20-year agreement. Electricity prices

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 are near 15-year lows, so this is a
3 real -- it's an attractive time to
4 basically lock in. And the investment
5 tax credit, which is a federal tax
6 incentive that goes to renewable energy
7 projects, starts to wind down in the
8 coming years starting in 2020. If the
9 project does not start construction by
10 2019, it's not eligible for the full
11 investment tax credit. So if solar
12 panels were to decrease in price, they'd
13 have to outpace the investment tax credit
14 wind-down, which goes from 30 percent to
15 26 percent to 22 percent. So a fairly
16 rapid kind of wind-down in terms of the
17 cost for the project, and that's directly
18 relevant to the price that we're paying
19 at the City.

20 COUNCILWOMAN BROWN:

21 Mr. Chairman, I wanted to put that on the
22 record, because on its face, most of us
23 would not understand why the investment
24 up front is so hefty and why the length
25 of that investment is so necessary in

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 order for this to work financially.

3 Thank you, Mr. Chairman.

4 COUNCILMAN JOHNSON: Thank you.

5 Thank you for your testimony.

6 Councilman Allan Domb.

7 COUNCILMAN DOMB: Thank you,
8 Mr. Chairman.

9 Good afternoon. I have several
10 questions I just wanted to ask.

11 Who prepared the RFP for this
12 proposal?

13 MR. AGALLOCO: So the RFP was
14 developed internally. The Energy Office
15 staff, a little bit of support from the
16 Philadelphia Energy Authority, and a
17 little bit of support from the energy
18 procurement consultants.

19 COUNCILMAN DOMB: And how many
20 people bid on the RFP?

21 MR. AGALLOCO: We had 28
22 individual projects that bid on the RFP.

23 COUNCILMAN DOMB: Was this
24 economically the best opportunity for the
25 City?

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 MR. AGALLOCO: We shortlisted a
3 couple of projects and basically dug into
4 the economics. This was in our top three
5 in terms of our economic model.

6 Ultimately it was kind of the mix that
7 being -- it's all -- the pricing on these
8 projects is all basically subject to what
9 you think future energy prices are going
10 to do. They were really, really similar
11 for our top two, which this was one of
12 them.

13 This project we felt like had a
14 strong commitment to the Economic
15 Opportunity Plan and a strong kind of
16 local tie to Philadelphia, and it just
17 made sense for us from a full sense of
18 selection.

19 COUNCILMAN DOMB: And Adams
20 Solar is the company you're recommending
21 we go with?

22 MR. AGALLOCO: Correct. Adams
23 Solar is an LLC. It's a special purpose
24 entity owned wholly by Community Energy,
25 is the project developer.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 COUNCILMAN DOMB: Is the City
3 investing any up-front money?

4 MR. AGALLOCO: No. The City
5 does not invest any money up front. We
6 only pay for the electricity we use.

7 COUNCILMAN DOMB: And what is
8 the total dollars that Adams Solar is
9 going to invest over the time period?

10 MR. AGALLOCO: The total
11 project value? It's in and around \$100
12 million for the total project to us.

13 COUNCILMAN DOMB: And do we
14 have any idea what -- we know what our
15 cost is going to be. By the way, my
16 concern, as Councilwoman pointed out, is
17 a 20-year commitment. I'm in favor of
18 solar energy. My concern is if we had
19 entered this deal 15 years ago, it would
20 have been a very bad deal for the City,
21 very bad. So one of my concerns is, is
22 there any opportunity, if we see energy
23 prices going in a direction different
24 than what we expect, to buy ourselves out
25 of it amortizing the expenses?

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 MR. AGALLOCO: So we haven't
3 talked about a buyout option within the
4 project. I think it's important to note,
5 though, that this is not 100 percent of
6 our electricity usage.

7 COUNCILMAN DOMB: It's 22
8 percent.

9 MR. AGALLOCO: This is a hedge.
10 And so we're typically out in the
11 marketplace right now hedging, just on a
12 much shorter period of time.

13 COUNCILMAN DOMB: I know, but
14 if we had sat here 15 years ago, we would
15 have heard testimony that this is the
16 best time to lock in and we'd have made
17 that deal, and we'd be saying, oh, my
18 God, we're overpaying. So I'm just
19 trying to protect the City's interest in
20 the long term. I'm uncomfortable with 20
21 years. I'm trying to figure out, as an
22 example, after ten years if we see it's
23 going a different way and we can save
24 money going in another direction, maybe
25 we pay out 50 million, half the cost, or

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 some amortized amount.

3 MR. AGALLOCO: I think that's
4 something we could address with the
5 project developer. We've provided a term
6 sheet within the bill package, and it's
7 certainly something we can talk to the
8 developer on, but it's not something that
9 we've looked at or thought at in today's
10 conventional PPAs.

11 I should note that we're not
12 the only ones out there purchasing in
13 this fashion. If you look at basically
14 any major tech company, they are all
15 buying renewable energy and electricity
16 right now, and it's for that investment
17 tax credit reason. So if you think about
18 a 30 percent of investment tax credit,
19 are we really saying that in the next
20 couple years electricity prices are going
21 to depress that much that we can make up
22 that value for solar, which is currently
23 one of the cheapest electricity modes
24 available.

25 COUNCILMAN DOMB: But the

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 answers we don't know, and we didn't know
3 15 years ago where we'd be today.

4 Let me ask you another
5 question. Do you have any idea what the
6 anticipated returns to Adams Solar will
7 be by providing this to us?

8 MR. AGALLOCO: No. We're not
9 privy to that information. That lives
10 with Adams Solar and the developer.

11 COUNCILMAN DOMB: Right. So we
12 don't know what their expected rate of
13 return is on this investment?

14 MR. AGALLOCO: No, we don't.

15 COUNCILMAN DOMB: Okay. Thank
16 you very much.

17 Mr. Chairman, thank you.

18 COUNCILMAN JOHNSON: Thank you.

19 Councilman David Oh.

20 COUNCILMAN OH: Thank you very
21 much, Mr. Chairman.

22 So this facility, the solar
23 provider has not constructed the facility
24 yet. It's 700 acres to be constructed in
25 Adams County; is that right?

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 MR. AGALLOCO: Correct. Yes.

3 COUNCILMAN OH: So when it says
4 75 jobs in the region, it will create 75
5 jobs, is that 75 jobs in the Philadelphia
6 region or 75 jobs in the Adams County
7 region?

8 MR. AGALLOCO: So I believe the
9 way that's estimated is for the life of
10 construction, which is six to nine
11 months, there will be full time 75 people
12 working on the project. So it's a little
13 different metric than what we
14 traditionally talk about within the job
15 creation, but it's 75 folks working on
16 that project for six to nine months.

17 COUNCILMAN OH: Six to nine
18 months. So in that case, I'm looking at
19 the workforce diversity goals and
20 requirements and it says minority
21 apprentices 50 percent of all hours,
22 female apprentices 5 percent of all
23 hours, African American journey persons
24 22 percent, Asian journey persons 3
25 percent, Hispanic journey persons 15

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 percent, female journey persons 5

3 percent. Who came up with these

4 percentages?

5 MR. AGALLOCO: So those
6 percentages came from the Office of
7 Economic Opportunity. This was the
8 original --

9 COUNCILMAN OH: City of
10 Philadelphia?

11 MR. AGALLOCO: Yes, City of
12 Philadelphia's office.

13 COUNCILMAN OH: Okay. I just
14 note that Adams County is 95.4 percent
15 white, 1.2 percent black, 3.6 percent
16 Hispanic, and 0.02 percent Asian. How
17 are they going to meet their diversity
18 goals?

19 MR. AGALLOCO: I think that's a
20 really good question, and we tried to be
21 as thoughtful as we could when we went
22 through the office -- through the
23 procurement process for this project. I
24 think the reality is nobody in Adams
25 County, nobody in Pennsylvania has ever

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 built a 70 megawatt solar facility. That
3 expertise has got to come from some
4 place. It's not going to be -- all those
5 jobs are not currently existing within
6 Adams County. So when you think about
7 kind of developing a workforce, we
8 already have folks that are doing solar
9 projects. We've got a fair amount of
10 activity led by some of the work the
11 Philadelphia Energy Authority is doing on
12 workforce development. We don't
13 necessarily know that folks are going to
14 be -- it's going to be economically
15 feasible for folks to bus to and from
16 Philadelphia, but --

17 COUNCILMAN OH: Two and a half
18 hours away.

19 MR. AGALLOCO: Again, but
20 there's nobody there that's ever built
21 this project either, so those folks have
22 got to come from some place. So there's
23 a little bit of a leap to sort of say
24 let's take our best and good-faith
25 efforts to ensure that we've got a

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 diverse workforce. And we've got a
3 vendor that's committed to giving us
4 their best and good-faith efforts to do
5 that.

6 COUNCILMAN OH: Yeah.

7 MS. SCHAPIRA: It's very
8 possible for installers to go mobile from
9 one place to another. So in Philly, a
10 lot of the installers that exist here
11 often go to Maryland or Massachusetts,
12 even North Carolina.

13 COUNCILMAN OH: You know, I do
14 understand that. I appreciate it. I
15 guess I'm thinking about like do we get
16 this energy from PECO? Does PECO have
17 Philadelphians working for PECO, 22
18 percent goes to Adams County for
19 facilities that are not built yet and we
20 end up losing jobs in Philadelphia? No,
21 that doesn't happen?

22 MR. AGALLOCO: Well, so
23 electricity currently that we purchase is
24 purchased on basically a blind bid solely
25 based off of cost. So we don't know

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 exactly where that electricity is coming
3 from. It could be coming from Exelon,
4 which is PECO's parent company. It could
5 be coming from some of their generation
6 assets. But it could be coming really
7 from anywhere in the region.

8 COUNCILMAN OH: As far as I
9 understand, it comes off the grid,
10 wherever that comes from. But this
11 specifically 22 percent comes from Adams
12 Solar. It doesn't come off the grid.
13 It's very specific where this is coming
14 from. And it's not coming kind of like
15 off the grid from Philadelphia,
16 Philadelphia employees, workers and
17 things like that, and it's not built yet.
18 And basically why I look at this is, it
19 looks fanciful to me. It looks kind of
20 like a carrot that has nothing to it.
21 Its numbers, about 22 percent African
22 American journey persons, 15 Latinos, and
23 ultimately it's about working six to nine
24 months 75 people to build something two
25 and a half hours away. It doesn't seem

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 like a substantial thing. It seems kind
3 of like an enticement that sounds good,
4 but is like smoke and mirrors. What do
5 you think?

6 MR. AGALLOCO: I mean, I think
7 that we've got a vendor that's committed
8 to the best and good-faith efforts on
9 this project, and I'm holding them to
10 that. We will have a project oversight
11 committee that will be keeping tabs on
12 the vendor and keeping tabs on the
13 project and doing whatever we can to
14 raise these numbers.

15 I would love to tell you that
16 they're going to hit every single number
17 in this. I can't say that, but I do
18 believe that we're going to do kind of,
19 again, collectively our best and
20 good-faith efforts to kind of hold them
21 to what they've committed to in the
22 Economic Opportunity Plan.

23 COUNCILMAN OH: Okay. Thank
24 you very much.

25 MS. SCHAPIRA: Councilman, to

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 your first point about sort of whether
3 jobs get taken away from PECO, the
4 electricity still sort of flows through
5 PECO. So it's exactly the same as sort
6 of how we currently buy it.

7 COUNCILMAN OH: Okay. Thank
8 you.

9 Thank you, Chairman.

10 COUNCILMAN JOHNSON: Thank you.

11 Councilman Al Taubenberger.

12 COUNCILMAN TAUBENBERGER:

13 Mr. Chairman, thank you very much.

14 Mr. Agalloco, I have one
15 question. Maybe I didn't hear it
16 properly, the answer, or maybe you didn't
17 expand upon it enough.

18 You had mentioned the year
19 2019, and 2019 is only six weeks away.
20 It's not that far away. It used to sound
21 far away, but no longer. Correct if I'm
22 wrong or please restate what you said on
23 2019, that you had said we have to get
24 this project started by 2019 or through
25 the year of 2019?

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 MR. AGALLOCO: Yeah. So
3 through the year of 2019, construction
4 has to start to fit the profile for the
5 investment tax credit.

6 COUNCILMAN TAUBENBERGER: Got
7 you.

8 MR. AGALLOCO: I should also
9 note that the risk associated with that
10 start date, once we have a signed power
11 purchase agreement, that risk lives with
12 the developer, not with the City.

13 COUNCILMAN TAUBENBERGER: So
14 the clock would come to an end December
15 31st, 2019 if we're not started?

16 MR. AGALLOCO: Yes. Which is
17 why we're really anxious today to kind of
18 keep moving.

19 COUNCILMAN TAUBENBERGER: That
20 was a very good explanation. Thank you.

21 Mr. Chairman, thank you.

22 COUNCILMAN JOHNSON: Thank you.
23 Any other questions for members
24 of the panel?

25 COUNCILWOMAN BROWN: Yes.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 COUNCILMAN JOHNSON: Bill

3 sponsor, Councilwoman --

4 COUNCILWOMAN BROWN: Reynolds

5 Brown.

6 COUNCILMAN JOHNSON: --

7 Blondell Reynolds Brown.

8 COUNCILWOMAN BROWN: Thank you.

9 I want to do a follow-up to the
10 very important questions Councilman Oh
11 raised around meeting the good-faith
12 efforts around the EOP plan and to state
13 for the record that the company, not
14 being required to do this, has committed
15 to doing it, number one.

16 Number two, I just met with,
17 for members of the Committee, met with
18 members of vendors who are actually
19 training people in solar just last week,
20 because I'm growing and getting my head
21 around this as well, to learn that they
22 train here and they go as far away,
23 Councilman Oh, as Oregon for the
24 installation of projects. So this is not
25 a new practice where they train here and

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 then they go to those municipalities
3 around the country that are getting in
4 front of the world of solar energy, so
5 that once they're trained, they can
6 actually work. So I wanted to do a quick
7 follow-up to that, Councilman Oh.

8 To Councilman Domb's question,
9 when he talked about the rate of return,
10 can you give us an expected rate of
11 return? Can the vendor give us an
12 expected rate of return? Has that been
13 talked about? Can that be put in
14 writing? Because my staff and I live in
15 this world: If it's not in writing, it
16 doesn't exist. And so can that
17 particular question he raised be
18 addressed so that we can actually make it
19 a part of the legislation?

20 MR. AGALLOCO: So I believe
21 that the Councilman's question was
22 around -- Councilman Domb's question was
23 around the vendor's rate of return, not
24 the City's rate of return. The City for
25 its investment, we don't really have any

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 firm investment. We are purchasing
3 electricity. So all we can do is compare
4 electricity costs that we would have with
5 the project versus without the project.

6 COUNCILWOMAN BROWN: Okay.

7 MR. AGALLOCO: When we compare
8 those, we see basically a budget-neutral
9 project across the life of the project,
10 and that's under the most conservative
11 estimates that we can make around
12 electricity prices as well as a number of
13 other attributes that contribute to the
14 economics for the project.

15 COUNCILWOMAN BROWN: All right,
16 then. Thank you.

17 COUNCILMAN JOHNSON: Thank you.
18 Councilman Allan Domb.

19 COUNCILMAN DOMB: Thank you,
20 Mr. Chairman.

21 Just a couple of follow-up
22 questions. Adams Solar, how big of a
23 company are they?

24 MR. AGALLOCO: Adams Solar,
25 again, is an entity that is owned by

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Community Energy. So I'm not sure that
3 they have actual individuals working for
4 them. Community Energy as a company, I
5 got their profile here.

6 COUNCILMAN DOMB: I guess my
7 concern is if something goes wrong, how
8 strong are they to stand behind it?

9 MR. AGALLOCO: Right. So
10 through the term sheet that we've shared
11 with you guys today, Adams Solar has got
12 to go and seek letters of credit
13 basically to hold as collateral when we
14 sign the power purchase agreement until
15 construction starts and then from
16 construction start until commercial
17 operation and then for the life of the
18 project. If they're not able to meet
19 certain deadlines, there's liquidated
20 damages that compensate the City, so --

21 COUNCILMAN DOMB: But this is a
22 single entity LLC?

23 MR. AGALLOCO: Yes.

24 COUNCILMAN DOMB: So we're not
25 going to be able to recoup anything

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 because they'll have no assets in that
3 LLC.

4 MR. AGALLOCO: They'll have a
5 letter of credit that we can pull
6 against.

7 COUNCILMAN DOMB: How much is
8 the letter of credit for?

9 MR. AGALLOCO: I believe it's
10 spelled out in the term sheet in terms of
11 the megawatts. So during the --
12 basically prior to construction, it's
13 \$75,000 per megawatt. So 75,000 times
14 70. But simpler for \$100,000 per
15 megawatt before the commercial operation
16 date. So it's about \$7 million. Again,
17 we've got about a \$6 million annual spend
18 for electricity.

19 COUNCILMAN DOMB: I would like
20 to know the profit margin in that
21 business, because I just looked it up
22 quickly and it looks to me like other
23 solar companies annually can earn from 12
24 to 20 percent a year on their sources,
25 which seems like a strong number, and I'm

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 just wondering if we're going to then get
3 the lowest possible rate. I mean, maybe
4 they don't need to make 20 percent.

5 Maybe if they make 10 percent, it's okay,
6 but that would give us a lower rate for
7 the City.

8 MR. AGALLOCO: Yeah. That's
9 something we can follow up with you on
10 and talk a little bit with the developer,
11 but it's not something I have information
12 on it.

13 COUNCILMAN DOMB: I understand.
14 I'll be happy to work with you on that
15 too to make that work. Thank you.

16 Thank you, Mr. Chairman.

17 COUNCILMAN JOHNSON: Thank you.
18 Thank you very much for your
19 testimony.

20 COUNCILWOMAN BROWN: One --

21 COUNCILMAN JOHNSON: Excuse me.

22 COUNCILWOMAN BROWN: Thank you.

23 COUNCILMAN JOHNSON: The
24 sponsor of the bill, Councilwoman Brown.

25 COUNCILWOMAN BROWN: I

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 appreciate that. We're getting as much
3 on the record as possible.

4 Councilman Taubenberger, I
5 wanted to follow up on his question
6 regarding the need for construction to
7 start as we move closer to 2019 because
8 of the value of the tax credit. So can
9 you make that alignment for us, that the
10 tax credits are tied to the start date
11 and the value of the tax credits.

12 MR. AGALLOCO: Yes. So our
13 interest is to get a power purchase
14 agreement signed as quickly as possible
15 to allow the developer as much time as
16 possible to pursue the investment tax
17 credit. The City obviously cannot take
18 advantage of an investment tax credit.
19 We're not a for-profit entity. But the
20 developer can on our behalf. So for them
21 to meet the deadline for the tax credit,
22 they need to start construction prior to
23 the end of 2019, and that's all defined
24 by rules that the IRS sets.

25 COUNCILWOMAN BROWN: I see.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Can you speak to what the value of those
3 tax credits are?

4 MR. AGALLOCO: It would be --

5 COUNCILWOMAN BROWN: Or what
6 drives the number of the value?

7 MR. AGALLOCO: So it would be
8 30 percent of the total overall project
9 cost. Those are numbers that the
10 developer would have, but not numbers
11 that we have. We're, again, kind of just
12 a purchasing entity for electricity, but
13 it works into the pro forma.

14 COUNCILWOMAN BROWN: Very
15 helpful. Thank you.

16 Thank you, Councilman.

17 COUNCILMAN JOHNSON: Thank you.

18 Thank you very much for your
19 testimony.

20 Will the Clerk please call the
21 next panel, please.

22 THE CLERK: Paul Spiegel,
23 Nicholas Pevzner, Eliza Alford.

24 MS. RAVAL: Nick is not here,
25 but can Karen Melton read his testimony?

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 COUNCILMAN JOHNSON: Sure.

3 (Witnesses approached witness
4 table.)

5 COUNCILMAN JOHNSON: Please
6 state your name for the record and then
7 you can start your testimony.

8 MR. SPIEGEL: I guess I'll
9 start. My name is Paul Spiegel. I'm the
10 President of Practical Energy Solutions.
11 We work for the City as a consultant in
12 energy efficiency and optimizing the
13 energy use in existing City buildings.
14 We also work with the Archdiocese of
15 Philadelphia and the School District of
16 Philadelphia as well as many other
17 entities in the surrounding area.

18 I guess I want to start with a
19 really short story. In our work with the
20 School District of Philadelphia, we
21 actually do educational programs within
22 the classroom for some of the students,
23 and we do that at elementary school
24 level, middle school, and high school
25 level. And just last year when we were

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 doing a class at Duckrey Elementary
3 School, which is near Temple University,
4 after the end of our program, the last
5 day of the program, one of the fourth
6 graders -- actually, we asked the class
7 if they had any final questions before we
8 left their class for the last time that
9 school year, asked if they had any final
10 questions. One of the fourth graders
11 raised his hand, and I'm going to
12 paraphrase because he was probably more
13 articulate than I could be with it. He
14 said, if we have all of these sources of
15 renewable energy, why are we still using
16 gas and oil to generate the energy that
17 we need for our buildings? And I didn't
18 really have an answer for it, other than
19 people are looking just directly at the
20 first cost of that energy and not the
21 other impacts. There's other side
22 impacts that are not included in the
23 price of that energy, and those impacts
24 tend to lean more heavily onto people in
25 urban areas. So that can be a real

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.
2 issue.

3 So, again, part of my role and
4 my company's role with the City and with
5 our other clients is to move them towards
6 zero carbon emissions, and we do that in
7 three primary ways, and one is through
8 energy efficiency, conservation, and
9 renewable energy. So energy efficiency
10 is getting more out of the equipment that
11 you have, have it be able to output more
12 heat, more cooling, more light for less
13 watts. Energy conservation is just
14 turning things off when you don't need
15 them to run, and so you're conserving and
16 maybe optimizing the performance of
17 existing equipment.

18 So the City has developed a
19 strategic plan for energy use to get to
20 zero carbon emissions. You can't do that
21 just doing business as usual. It's going
22 to take some real bold thinking and bold
23 steps. And so the important element with
24 that is just doing business as usual,
25 again, is not going to get you to that

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 goal. And I just want to kind of applaud
3 the bold move that the City is looking to
4 do now. Leadership isn't waiting for
5 every other city in the country to do
6 something and then us come in and do it
7 last. It's taking steps that other
8 people aren't necessarily -- maybe they
9 don't have the will or they don't have
10 the opportunity to do it, but this great
11 opportunity has presented itself, and I
12 hope that we move forward with it.

13 People have used the number of
14 22 percent as the percentage of
15 electricity that this solar field will
16 generate. My hope is that with the other
17 initiatives the City has underway with
18 efficiency and conservation, that we
19 shrink that whole energy use pie and that
20 22 percent at some point becomes 50
21 percent even just using the same amount
22 of energy out of that solar array, but
23 because we've cut the energy use within
24 existing City buildings so much, now that
25 same amount of energy is a higher

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 percentage of the overall energy spend.

3 I do have a question. Some of
4 the questions that were asked on the last
5 panel, if it will be okay if I addressed
6 a couple of those as well.

7 A buyout option was brought up,
8 and my concern with that would be that
9 the day you buy out, that electricity
10 prices could spike just as easily as go
11 down. And so you don't really know at
12 any point in time what's going to happen
13 in the long term with energy prices, but
14 one of the really favorable things about
15 this contract, we review a lot of power
16 purchase agreement contracts for our
17 clients and they always have an annual
18 escalation in the price, and some of them
19 have as much as a 5 percent escalation
20 over 20 years, 5 percent annual
21 escalation. At the minimum, we see a 2
22 percent escalation. This contract is a
23 fixed price for 20 years. So you're
24 reducing risk of all kinds of changes in
25 electricity prices. So I think that's a

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 really important factor to consider and
3 to keep in mind.

4 Another question was about the
5 size of the company and the fact that
6 there's a risk if they can't finish the
7 project, but if they can't finish the
8 project, then the City just doesn't buy
9 the electricity from them. The City is
10 investing no money up front. You're just
11 agreeing to buy electricity at a specific
12 price for a specific period. If they
13 can't deliver it, then you don't pay for
14 it. So there is no risk there. You
15 don't have to worry about that issue.
16 And Community Energy ran the first PECO
17 wind program, ran the first wind programs
18 here in the State of Pennsylvania 15
19 years ago. They've been around for a
20 long time. They've been based in the
21 suburbs of Philadelphia that whole time,
22 and I feel like you're not taking a big
23 risk in working with them.

24 I'm going to keep it short. I
25 try to stop before people start dozing

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 off, and so if you have any questions.

3 We're an independent consultant and have
4 a lot of expertise in energy. I'm a
5 professor at Temple University, have been
6 here in this area my whole life, and I'm
7 really excited about this project. But
8 if you have any questions now, I'd be
9 happy to answer to the best of my
10 ability.

11 COUNCILMAN JOHNSON: Please
12 state your name and title for the record
13 and begin your testimony.

14 MS. ALFORD: Good afternoon,
15 Chairman and members of the Committee.
16 My name is Eliza Alford. I'm the
17 Government Relations Manager for the
18 Sustainable Business Network of Greater
19 Philadelphia, or SBN. Thank you for the
20 opportunity to testify today. SBN
21 strongly supports this legislation and
22 applauds it as a demonstration of the
23 City's commitment to climate resilience
24 and a thriving local economy.

25 The Sustainable Business

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Network of Greater Philadelphia is a
3 community of local independent businesses
4 that demonstrate the degree to which
5 businesses can build profitable
6 enterprises while serving community
7 needs, sharing wealth, and protecting the
8 environment. Our mission is to build a
9 just, green, and thriving economy.

10 This proposal is the kind of
11 aggressive climate-forward action needed
12 in the face of the negative social,
13 environmental, and economic impacts that
14 we are seeing as a result of climate
15 change. Additionally, the transition to
16 100 percent renewable energy in the
17 future provides immense economic
18 opportunities for the City and its
19 residents. The renewable energy industry
20 has already created 28,000 jobs in
21 Philadelphia and over 86,000 across the
22 state, according to a new report by E2,
23 SBN, and others. Investing in the
24 largest solar facility in the state
25 directly creates demand for more jobs and

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 will incentivize others to do the same.

3 Renewable energy investment
4 also provides immense social and
5 environmental benefits. By reducing
6 greenhouse gas emissions, we will have
7 healthier ecological systems; better air
8 and water quality; fewer illnesses and
9 deaths related to heat, air pollution,
10 severe weather, and allergens; and
11 cleaner, safer, more equitable
12 communities.

13 By choosing a local,
14 values-based firm for this project, the
15 City is advancing local economic growth
16 and helping to build wealth in our
17 communities. Local independent
18 businesses are the backbone of a vibrant
19 and resilient economy. They provide
20 long-term positive economic impact. They
21 represent more than 99 percent of all
22 employer firms. They employ nearly half
23 of all employees in the private sector.
24 They've generated two out of every three
25 new jobs in the United States since 1995,

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 including during the recession, and they
3 are more likely to develop emerging
4 technologies than large firms.

5 The small local business
6 community is the engine of a diverse and
7 inclusive economy. Almost one-fifth of
8 all small businesses are owned by
9 minorities, and more than a third are
10 owned by women. Additionally, small
11 locally owned businesses are more likely
12 to be actively involved in their
13 communities and efforts to reduce their
14 negative environmental impact than
15 businesses headquartered outside of the
16 communities they serve.

17 Supporting local business also
18 has the strongest multiplier effect. In
19 addition to the direct impact this
20 contract has on the economy, more money
21 will circulate throughout our community.
22 A study by the Institute for Local
23 Self-Reliance found that for every \$100
24 spent with a local business, \$45 of
25 secondary local spending was generated.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 By selecting Community Energy, a local,
3 values-based contractor that has an
4 intentional plan to ensure an equitable
5 distribution of the contract benefits
6 among women and minority-owned firms as
7 well as a diverse workforce, the City is
8 making a deliberate effort to build
9 wealth in all communities.

10 Community Energy, Inc, an SBN
11 member for nine years, exemplifies the
12 triple bottom line approach to business,
13 and we were thrilled to see they were
14 selected for this project. With this
15 choice, the City is applying triple
16 bottom line values to its procurement
17 process, a shift that when applied at
18 this scale and more broadly will
19 radically strengthen our local economy.
20 This project is good for our region's
21 environment, our community's health, our
22 local economy, and it is budget-neutral
23 or positive for the City. By voting in
24 favor of this proposal, you would be
25 sending the message that just like SBN,

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Philadelphia is committed to advancing a
3 just, green, and thriving economy.

4 We strongly support this
5 legislation and urge you all to vote in
6 favor.

7 Thank you.

8 COUNCILMAN JOHNSON: Thank you
9 very much for your testimony.

10 Please state your name and
11 title for the record and begin.

12 MS. MELTON: My name is Karen
13 Melton and I am reading testimony for
14 Nicholas Pevzner, who is a Senior
15 Lecturer in the Department of Landscape
16 Architecture at University of
17 Pennsylvania School of Design.

18 Dear esteemed members of the
19 City Council, I write in support of the
20 City's proposed 70 megawatt solar array
21 in Gettysburg. At the same time, I would
22 urge the City Council to pay attention to
23 the specific details of the project in
24 terms of both siting and design of the
25 installation.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 There can be no doubt that in
3 this moment of runaway climate change
4 fueled by excessive fossil fuel
5 emissions, the deploying of renewable
6 energy as quickly as possible is an
7 important imperative for all societies on
8 the planet. Philadelphia has a role to
9 play, and this proposed solar array
10 intended to produce clean renewable
11 electricity for Philadelphia municipal
12 buildings is an important step in this
13 direction. But as we move forward with
14 this municipal project, I would urge some
15 attention to details.

16 Some questions have been raised
17 about why this solar array is being
18 planned on prime agricultural land rather
19 than a brownfield site. This question is
20 valid, as agricultural soils are indeed a
21 precious non-renewable resource, but at a
22 time when we need rapid decarbonization
23 of our energy supply and a rapid
24 expansion of renewable energy, let us not
25 shoot down a solar project just because

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 it is on farmland. Solar farms have a
3 lifespan and can be thought of as a
4 medium-term holding strategy for
5 agricultural land. Given an alternative
6 transformation of the same parcel for a
7 big box distribution center or suburban
8 subdivision would be a more permanent
9 land use change that would forever
10 destroy the agricultural potential of
11 that piece of land. A solar array there
12 actually prevents such a fate.

13 However, the way in which the
14 solar array is designed matters a great
15 deal and should be something that the
16 City of Philadelphia can and should
17 control. Examples abound of solar arrays
18 co-developed on the same piece of land
19 with agriculture below it, sheep grazing,
20 certain shade-loving plants or even bees
21 and pollinator habitat. These are
22 beneficial hybrid uses whereby the land
23 remains productive and the solar panels
24 produce energy. A poor design choice
25 here, such as placing the solar panels at

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 knee height and precluding any
3 co-development uses below, would be a
4 wasted opportunity.

5 Finally, some consideration
6 should be given to how this solar array
7 presents itself from the road and the
8 surrounding countryside. Is it a big
9 mono-function industrial imposition on
10 this patch of rural Pennsylvania,
11 arranged as ad hoc across the landscape
12 and fortified behind a chain link fence
13 or hidden behind shrubbery? Or is it a
14 carefully considered arrangement that
15 welcomes local agriculture and ecological
16 uses co-developed with local partners,
17 exhibiting the City's care and concern
18 for the character and uses of the
19 surrounding countryside while also
20 generating clean renewable power for
21 Philadelphia? With just a little bit of
22 design consideration and planning,
23 Philadelphia has a chance to set a best
24 practice example with this solar
25 development project, the largest

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 municipally controlled renewable
3 development in the State of Pennsylvania.
4 The City and the rural areas are
5 increasingly going to need one another
6 for power, food, and work, and this
7 infrastructural project can and should
8 set a respectful tone for this nascent
9 relationship.

10 COUNCILMAN JOHNSON: Thank you
11 very much for your testimony.

12 Councilman Allan Domb has
13 questions.

14 COUNCILMAN DOMB: Thank you,
15 Mr. Chairman.

16 I just want to address the
17 issue of the energy cost going up every
18 year. My experience has been the
19 opposite the last seven to ten years.
20 It's gone down every year. I'm just
21 sharing you that personal experience.

22 And the other the concern we
23 have -- by the way, I think everyone here
24 is in favor of solar. Our issue is to
25 make sure we select the right supplier

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 and someone who can perform, and my
3 concern would be while it's no investment
4 on our side, it is an investment of time.
5 So if we pick somebody and it fails,
6 we've lost time. And we don't want to
7 fail. So that's the reason for
8 questioning that.

9 MR. SPIEGEL: May I respond to
10 that?

11 COUNCILMAN DOMB: Sure.

12 MR. SPIEGEL: My discussion
13 about the escalation was that in power
14 purchase agreements for solar, typically
15 they have an escalation clause in them
16 where the price -- even though we've been
17 seeing falling prices on the energy
18 markets, the prices of those proposals
19 have had an escalation every year or
20 having it flat. I think we're getting
21 close to bottoming out, but no one can
22 predict the future. But at least in this
23 solar power purchase agreement proposal,
24 the price is flat for the entire 20
25 years. It's not increasing, where a 5

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 percent per year increase like we've seen
3 in some of the proposals our clients have
4 received, over 20 years you're more than
5 doubling the price.

6 COUNCILMAN DOMB: Right.

7 MR. SPIEGEL: And here at least
8 you're keeping it flat, budget certainty
9 for 20 years.

10 COUNCILMAN DOMB: Let me ask
11 you a technical question, because I'm
12 sitting here listening to all this solar
13 energy, which is great. I'm trying to
14 figure out in my head how this plant gets
15 built in Adams County and I'm assuming we
16 capture the sun's rays for the energy.
17 Can you walk me through from that point
18 briefly how it becomes energy that the
19 City of Philadelphia utilizes, how it
20 gets here, just the overview.

21 MR. SPIEGEL: They have a meter
22 at the plant showing the generation
23 that's coming from the plant. They'll
24 likely have to build some transformers
25 and other switchgear to handle such a

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 high load in such a remote area, and that
3 will, I think, tie in to the grid. But
4 it will be measured as it goes into the
5 grid and then Philadelphia, pulling that
6 same amount of energy out from the grid,
7 will be purchasing that exact amount
8 that's coming through that meter.

9 There's no direct -- as far as I know,
10 there would be no direct line from that
11 solar array to the City.

12 COUNCILMAN DOMB: So explain
13 the grid for people maybe watching this
14 on TV. What does the grid mean?

15 MR. SPIEGEL: It's the high
16 tension and high power lines that send
17 electricity long distances from the
18 generation plants to the places that need
19 them. Even now, let's say you're
20 purchasing your generation on the open
21 market, whether it's from nuclear plants
22 or coal plants or gas-fired plants.
23 They're not from plants that are here in
24 the City. Some of them might be in Ohio
25 or Nevada or somewhere like that, but

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 that energy goes into the grid and then
3 it's purchased at your end. The grid is
4 just a network of electricity that's
5 nationwide for carrying electricity long
6 distance. Then from there -- those are
7 the transmission lines -- there's a
8 distribution line, and that's what PECO
9 manages here. PECO does not manage
10 generation of electricity. They just
11 manage the distribution to the individual
12 ratepayers, to the houses, the
13 businesses, and it's measured at a meter
14 at their location for what they use.

15 The grid is managed --
16 actually, the regional grid in this area
17 is managed by PJM, whose headquarters is
18 in King of Prussia, and they have a
19 control center that manages not just
20 actual delivery of electricity, but they
21 bring on other generation facilities when
22 the demand is getting really high,
23 especially during hot summer days, and
24 they have -- they actually manage solar
25 assets as well, especially a large plant

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 like this in their region is going to
3 affect their -- because it's something
4 that comes online as the sun comes up and
5 it hits its peak in the middle of the day
6 and then tails off towards the end of the
7 day.

8 COUNCILMAN DOMB: Is there a
9 transportation cost difference between
10 Adams County and buying energy from
11 California?

12 MR. SPIEGEL: They're still
13 just putting it into their grid there.
14 There are some line losses of
15 transporting electricity within the grid,
16 but you're still -- even if we're buying
17 it here from a firm in California or a
18 generation plant in California, it's not
19 coming all the way here. It's actually
20 getting into their grid and -- yes. I'll
21 let Adam.

22 (Witness approached witness
23 table.)

24 MR. AGALLOCO: Councilman, I
25 just wanted to address your question.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 So the project that we have
3 lined up, the City is taking delivery and
4 ownership of the electricity in the PECO
5 zone. So we're taking ownership of that
6 electricity in PECO territory, meaning
7 that the developer owns the risk
8 associated with transporting that
9 electricity from the project to the City
10 of Philadelphia.

11 COUNCILMAN DOMB: Okay. And
12 while you're up here, one last question,
13 Adam. We did look at the possibility of
14 sites in the City for this?

15 MR. AGALLOCO: Yes. So there's
16 a very different kind of project to do if
17 we're looking at City-owned assets or
18 even kind of local assets for renewable
19 energy. One of the challenges is just
20 the sheer size of the project. 700 acres
21 is roughly twice the size of FDR Park,
22 about 500 football fields. We don't have
23 land availability to that size. And so
24 when we think about this project, we're
25 really thinking about it as how do we

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 influence the regional energy system,
3 much like we think of a local food
4 system. This is a local energy system,
5 and we need to develop all aspects of it.

6 But we will have opportunities
7 we think in the future to look at our own
8 assets for renewable electricity, solar
9 panels on our own buildings. It's just a
10 very different project, because now we're
11 talking about roof condition, leasing out
12 our space, and what are our future plans
13 for those facilities.

14 COUNCILMAN DOMB: I only ask
15 that question because I would rather see
16 the construction jobs go to
17 Philadelphians. I'd rather see the jobs
18 there go to -- I'd rather see it go to
19 the City. That's why I asked the
20 question.

21 MR. AGALLOCO: And it's a great
22 project and it's something we want to do.
23 It's just a very different project. And
24 to reach the scale of 22 percent would be
25 really challenging within the City of

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Philadelphia for kind of our first time
3 out of the gate on a power purchase
4 agreement.

5 COUNCILMAN DOMB: Okay. Thank
6 you very much.

7 Thank you, Mr. Chairman.

8 COUNCILMAN JOHNSON: Thank you.

9 I want to thank you very much
10 for your testimony. Thank you for being
11 here today.

12 Can the Clerk please call up
13 the next panel, please.

14 THE CLERK: Joe Minnott,
15 Matthew Stepp, and Amy Cornelius.

16 (Witnesses approached witness
17 table.)

18 COUNCILMAN JOHNSON: Please
19 state your name and title for the record,
20 please, and begin your testimony.

21 MR. CHEUNG: Thank you,
22 Mr. Chairman. Thank you, members of City
23 Council, and thank you, Councilwoman
24 Brown, for sponsoring this bill. My name
25 is Eric Cheung. I'm the Deputy Director

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 of the Clean Air Council. So my boss,
3 Joseph Otis Minnott, is the Executive
4 Director. He couldn't be here because of
5 a conflict, so if it's okay, I would like
6 to read his testimony in, but these will
7 be his words that I'm reading in.

8 Good afternoon. My name is
9 Joseph Otis Minnott and I am the
10 Executive Director and Chief Counsel of
11 Clean Air Council. Clean Air Council is
12 a non-profit environmental health
13 advocacy organization whose mission is to
14 protect everyone's rights to a healthy
15 environment. The Council has 37,000
16 member activists, including many in
17 Philadelphia. The Council has been
18 advocating for clean air for over 50
19 years.

20 Clean Air Council is extremely
21 excited that Philadelphia is planning to
22 enter into a power purchase agreement
23 that would result in the construction of
24 Pennsylvania's largest solar facility to
25 date to power City government electricity

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 needs. This is a significant amount of
3 new solar that would be built at a time
4 when the world's top scientists are
5 calling us to rapidly transition to a
6 carbon-free energy sector. According to
7 the recent Intergovernmental Panel on
8 Climate Change report, we only have 12
9 years to cut greenhouse gas emissions 45
10 percent by 2030 to avoid catastrophic
11 climate change. We must make
12 unprecedented, rapid, and aggressive
13 transitions in our energy infrastructure
14 to eliminate greenhouse gas emissions.
15 This solar PPA is one important first
16 step in making sure that Philadelphia is
17 taking care of its responsibility to make
18 that transition.

19 Every megawatt of clean
20 renewable energy the City is adding to
21 our grid will help displace electricity
22 generation sources that create poor air
23 quality and exacerbate climate change.
24 Mayor Kenney and the Office of
25 Sustainability are demonstrating strong

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 leadership by being the first ones to
3 enter into a contract this big in our
4 region.

5 While the solar facility would
6 be located in Adams County, the City
7 deserves a lot of credit for working with
8 Community Energy on an Economic
9 Opportunity Plan in which the company
10 pledges to make their best and good-faith
11 efforts to ensure a diverse workforce,
12 including minorities, women, and disabled
13 individuals. The combination of an EOP
14 Oversight Committee to ensure due
15 diligence around contractor selection and
16 hiring practices with recruitment efforts
17 by Community Energy at job fairs and
18 connections with existing workforce
19 training programs in the City are great
20 ways to ensure a diverse workforce.

21 Not only is the solar project
22 great for air quality and for addressing
23 climate change, but it makes good fiscal
24 sense too. The cost of the project is
25 competitive with other energy sources and

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 is the same or even cheaper than a
3 variety of future energy prices. This
4 ensures that the City will mitigate risks
5 of future electricity price spikes by
6 locking in lower fixed prices for a
7 20-year time period.

8 This solar facility is the
9 first of many projects that will need to
10 be built in order to get the City of
11 Philadelphia to its committed goal of 100
12 percent renewable energy by 2030 and to
13 achieve more than 80 percent reduction of
14 greenhouse gas emissions by 2050 compared
15 to 2006 levels. I expect that this
16 project will pave the way for the City to
17 develop agreements for future solar
18 projects to be built in the Philadelphia
19 region that could also provide a number
20 of good-paying jobs to Philadelphians. I
21 hope other institutions such as
22 universities and hospitals will be
23 encouraged by this model, and I urge them
24 to follow quickly to develop similar
25 arrangements.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Clean Air Council fully
3 supports the power purchase agreement,
4 and I urge City Council to approve the
5 agreement as soon as possible by voting
6 yes on Bill 180965. Our window to
7 address climate change is closing. Let's
8 act as quickly as possible to adopt this
9 agreement and move on to the next pieces
10 of Philadelphia's transition to renewable
11 energy.

12 Thank you for your time and
13 consideration. I've also left copies of
14 the testimony with you. Thank you.

15 COUNCILMAN JOHNSON: Thank you.
16 Can you please state your name
17 and title for the record.

18 MS. CORNELIUS: My name is Amy
19 Cornelius. I'm the owner of a
20 sustainability consulting firm here in
21 the region and I'm a member of the Policy
22 and Advocacy Committee of the Green
23 Building United group.

24 Chairperson Johnson and members
25 of the Committee on Transportation and

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Public Utilities, I thank you for the
3 opportunity to speak on behalf of Green
4 Building United in support of Bill 180965
5 authorizing the Procurement Commissioner,
6 on behalf of the City of Philadelphia, to
7 enter into a long-term agreement with the
8 Philadelphia Energy Authority for the
9 purchase of electricity.

10 As a non-profit organization
11 committed to fighting climate change,
12 Green Building United wholeheartedly
13 supports this power purchase agreement.
14 While we're a building-focused
15 organization, the impact of energy
16 efficiency we promote in buildings is
17 greatly enhanced by the complement of
18 zero emissions energy sources like solar
19 energy. This agreement demonstrates the
20 City's strong commitment to reaching its
21 ambitious energy and carbon reduction
22 goals; creates the largest solar
23 photovoltaic project in Pennsylvania by a
24 factor of seven; provides for 22 percent
25 of the City's municipal electricity

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 needs, a major step toward reaching its
3 100 percent renewable electricity goal by
4 the year 2035; offers a price for
5 carbon-neutral electricity that is cost
6 competitive with conventional prices and
7 is locked at this low price point for a
8 20-year term; serves as a model for
9 leadership for other major institutions
10 to seek their own off-site power purchase
11 agreements for renewable energy; helps
12 the Commonwealth reach its goal of
13 increasing solar generation to 10 percent
14 of in-state electricity consumption by
15 2030 as outlined by Finding
16 Pennsylvania's Solar Future coalition.

17 It is critical to the project
18 timeline that this legislation passes
19 before the end of the calendar year.
20 Federal tax credits associated with
21 renewable energy are set to begin to
22 expire in 2020, and Community Energy must
23 start construction in 2019 to fully
24 qualify for these tax credits. Delays in
25 the project schedule could impact its

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 quoted price.

3 We thank you for your
4 consideration of Bill 180965 and our
5 testimony. We hope that you will
6 favorably pass this bill out of Committee
7 today and encourage the full Council to
8 pass this bill by the end of this
9 calendar year.

10 Thank you.

11 COUNCILMAN JOHNSON: Thank you
12 very much.

13 Any questions for members of
14 the panel?

15 (No response.)

16 COUNCILMAN JOHNSON: All right.
17 Thank you for your testimony.

18 Will the Clerk please call up
19 the next panel, please.

20 THE CLERK: Dave Moscatello,
21 Meenal Raval, Mitch Chanin, and Karen
22 Melton.

23 (Witnesses approached witness
24 table.)

25 COUNCILMAN JOHNSON: Please

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 state your name for the record and begin
3 your testimony.

4 MR. MOSCATELLO: Good
5 afternoon. My name is David Moscatello.
6 I'm a West Philadelphia resident, and I'm
7 speaking today on behalf of Philadelphia
8 is Ready for 100, a campaign of the
9 Southwestern Pennsylvania group of the
10 Sierra Club, with a goal of obtaining 100
11 percent of our energy from clean
12 renewable sources. I'd like to thank the
13 Committee for the opportunity to speak in
14 favor of Bill No. 180965 today.

15 Raising awareness in building
16 demand for renewable energy at the
17 municipal level is our current best
18 option. Nations like Sweden, Norway, and
19 Costa Rica are leading the way with
20 commitments to achieve 100 percent
21 renewable energy.

22 Mayors, including Mayor Kenney,
23 in 203 cities across the United States
24 have pledged to move their cities to 100
25 percent clean renewable energy. Across

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 the nation, 82 cities, 9 counties have
3 committed to achieving 100 percent
4 renewable electricity between 2030 and
5 2050, most of these targeting 2035. Two
6 states, California and Hawaii, have
7 already committed to achieving 100
8 percent renewable electricity by 2045. A
9 number of cities in the country have
10 already achieved 100 percent renewable
11 electricity, including Burlington,
12 Vermont; Greensburg, Kansas; and
13 Georgetown, Texas. The point is that
14 American cities and states are mobilizing
15 under the 100 percent renewable banner.
16 Philadelphia has a chance to participate
17 as a leader, one of the first major
18 cities on the East Coast to blaze the
19 trail through renewables, and the
20 proposed power purchase agreement project
21 is an important step in ensuring a
22 sustainable future for Philadelphia, but
23 just a small step towards addressing the
24 urgent matter of global climate change.

25 To put things in perspective,

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 I've given our renewable energy in
3 Pennsylvania. For reference, New Jersey
4 has 2,526 megawatts of solar capacity
5 installed, sixth in the nation. In
6 comparison, Pennsylvania, almost six
7 times the area of New Jersey, has only
8 386 megawatts total installed,
9 twenty-second in the nation and 0.2
10 percent of our electricity supply.
11 Pitiful.

12 The 70 megawatt farm to be
13 built via this PPA in Adams County, not
14 merely the -- seven times larger than the
15 largest solar installation in the state
16 so far, is a move in the right direction.
17 Without projects like this, achieving the
18 Mayor's pledge of 80 percent carbon
19 emissions reduction by 2050 isn't going
20 to happen and, more importantly, the City
21 and State will be at risk.

22 We support this solar project
23 and hope that this is but the first of
24 many such projects. We're allies in this
25 project and we're committed to fight for

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 renewable and sustainable energies,
3 especially as we face a federal
4 administration that refuses to
5 acknowledge that climate change is a
6 genuine manmade threat.

7 That said, we need to ensure
8 that this and future projects are
9 constructed in the most environmentally
10 sensitive manner feasible, targeting
11 brownfields, strip mines, rooftops,
12 parking lots, and other already degraded
13 areas before clearing forests or covering
14 productive agricultural lands.

15 As City Council, you all have a
16 great deal of leverage in this
17 conversation and you have the power to
18 mobilize local businesses and promote and
19 educate renewable energy sources, such as
20 solar and wind, local energy storage,
21 electric-based heating and
22 transportation.

23 The City of Philadelphia can
24 make enormous strides in energy
25 efficiency, which will save Philadelphia

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 citizens and government agencies an
3 extraordinary amount of money. While
4 this particular project won't create as
5 many jobs for Philadelphians as local
6 projects obviously would, it will create
7 jobs and tax revenue in Adams County,
8 which through Council may seem like not
9 much, but it can't hurt Philadelphia to
10 make it clear that our commitment to
11 clean energy can benefit Pennsylvanians
12 across the state. We need any good
13 credit we can get in Harrisburg, I'm
14 sure. And statewide we could see an
15 increase of over 14,000 jobs per year if
16 the state pursues a goal of 100 percent
17 renewable energy between now and the next
18 few decades.

19 At about four and a half cents
20 per kilowatt hour, it will save the City
21 money. I note that some concern was
22 raised about how much this price could
23 drop. The lowest prices for solar put
24 forward in the U.S. have been about two
25 and a half cents per kilowatt hour, but

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 that's in a state like Nevada, which gets
3 a lot more and more intense sunshine than
4 Pennsylvania does. So it's unlikely that
5 rates will drop so substantially that it
6 would be a problem for this 22 percent of
7 municipal electricity.

8 That said, we want to emphasize
9 that we must also have a rapid and large
10 increase in energy efficiency in solar
11 projects here in the City, because we
12 want to create jobs in the City and to
13 demonstrate on the ground our commitment
14 to clean energy. And we understand this
15 issue is complex, because it's not only
16 an issue and question of careful
17 planning, but because the impacts of
18 climate change are going to first affect
19 citizens relegated to the poorest
20 neighborhoods of Philadelphia, and the
21 recent ITCC report emphasized how little
22 time we have to act. That's why we fight
23 for -- 100 percent renewable energy is a
24 fight that must include everyone. We're
25 ready to build coalitions with economic

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 leaders, labor groups, and social
3 institutions. We're ready to work.
4 We're ready to be your partners. And our
5 hope is that Philadelphia will continue
6 to act as a national leader and continue
7 to make us proud in this fight.

8 Thank you.

9 COUNCILMAN JOHNSON: Thank you.

10 The next panelist, please.

11 MS. RAVAL: Hi. I'm Meenal
12 Raval. I'm active with many of the
13 groups here today, including Philly's
14 Ready for 100 team. Their goal is 100
15 percent renewable. And the 350
16 Philadelphia team. 350's goal is to
17 reduce our carbon emissions across the
18 planet down to 350 parts per million.
19 It's currently hovering around 410.

20 We are thrilled to hear of this
21 project for the 70 megawatt solar for
22 municipal operations, but did you know
23 that -- well, you do know that this is to
24 be the largest solar project in our
25 state. This is indeed something to be

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 proud of, but did you know that 70
3 megawatts is a small project in other
4 states? Ohio has 400 megawatts of solar
5 projects approved and about 900 megawatts
6 in the pipeline pending approval. In New
7 York, there's over 1,600 megawatts of
8 solar going in this year, wind and solar
9 and storage.

10 Any of you wonder why we're not
11 developing the renewable energy field by
12 leaps and bounds like our neighboring
13 states? I'll tell you. The gas
14 industry. Pumping out gas from the
15 Marcellus Shale faster than current
16 consumption has been actively,
17 aggressively seeking out markets for
18 their product. So the report is reduced
19 emissions from our electric grid and the
20 cheaper rates it takes to frack gas
21 replacing coal power plants. It's also
22 possible to replace coal power plants
23 with a mix of renewables in storage,
24 offering not just reduced emissions, but
25 zero emissions.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 Development in this area,
3 though, has been suppressed and political
4 leadership twisted toward supporting gas
5 projects. To build a market base, the
6 price of gas has been kept artificially
7 low, resulting in artificially low
8 electricity rates for large customers
9 like the City of Philadelphia, which is
10 why you've seen prices going down,
11 Mr. Domb.

12 PECO's price to compare for
13 each of our homes is about 6.8 cents a
14 kilowatt hour, and the City has been
15 paying four and a half cents. This
16 financial factor has also made it hard
17 for renewables to compete in
18 Pennsylvania.

19 We've been subsidizing the gas
20 industry while demanding or expecting
21 that the renewables industry mature and
22 thrive without subsidies. We need you as
23 our City Council to approve only zero
24 emissions energy projects.

25 The primary resistance we've

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 heard about this project from other
3 people that couldn't make it here today
4 is why plow over agricultural land. To
5 ease this concern, let's specify that
6 this project does not include a
7 co-existence with agricultural uses, be
8 they pollinator-friendly farms, solar
9 farms that allow for grazing or solar
10 farms that include crops beneath the
11 panels.

12 The rate at which we deploy new
13 renewable energy must be hastened. Of
14 concern is the decommissioning of Three
15 Mile Island, the nuclear generation
16 plant, next year. This zero emission 800
17 megawatts of electricity must be replaced
18 with 800 megawatts of zero emission
19 capacity from renewables - wind, solar,
20 and storage, not gas.

21 The technology exists. The
22 scales exist. All we need is you on our
23 side so that we as a region will no
24 longer consider any project that is
25 emissions from, quote, clean-burning gas,

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 which it's not, or anything else.

3 The emissions we are
4 responsible as a city are the 508,000
5 metric tons of field to equivalent from
6 our municipal operations. We need to
7 lead by example and get this number down
8 to zero. How do we do that? First with
9 goal-setting. We have a hearing next
10 month, I think, which Julia is leading on
11 that. Oh, at the end of this month, I
12 think.

13 Second with planning. With
14 smarter management -- Paul referenced
15 this -- we could reduce at least 25
16 percent of our current energy usage and
17 our equivalent emissions.

18 And, lastly, with action. This
19 70 megawatt project is an excellent
20 example of an action we can support. It
21 should reduce our City emissions by about
22 11 percent. Let's go and do this and
23 more.

24 Thank you.

25 COUNCILMAN JOHNSON: Please

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 state your name for the record and begin.

3 MR. CHANIN: Thanks. My name
4 is Mitch Chanin. I serve on the Steering
5 Committee of 350 Philadelphia. Thanks
6 very much for the opportunity to present
7 testimony today, Chairman Johnson and
8 other members of the Committee.

9 Much of what I had to say has
10 already been said, and I don't think you
11 need to hear repetitive testimony. So
12 I'm going to depart a little bit from
13 what I had planned to say and try not to
14 cover the same points that everyone else
15 has already made.

16 But I want to say that, as
17 Meenal was saying, 350 Philadelphia is an
18 organization that's devoted to a rapid
19 and just transition from all fossil
20 fuels, coal, oil, and gas, to clean
21 renewable energy across Philadelphia and
22 around the world in order to avert
23 catastrophic climate change and to
24 protect people from the health impact of
25 air pollution. And we desperately need

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 leadership at every level of government
3 in that fight, local, state, and federal.
4 And we strongly, in 350 Philadelphia,
5 support this proposed solar power
6 purchase agreement as one of the key ways
7 that the City of Philadelphia can take
8 leadership in protecting climate.

9 It's really essential that we
10 get to zero emissions as quickly as
11 possible, and this project will not only
12 reduce emissions by the amounts that
13 people have described, but create
14 momentum in really important ways towards
15 an accelerated deployment of renewable
16 energy around the state.

17 I think someone was saying
18 before, this kind of power purchase
19 agreement is already very common in the
20 private sector. Google, for example, has
21 already achieved 100 percent renewable
22 energy worldwide for all of its data
23 centers and other facilities using some
24 similar means of purchasing electricity.
25 Facebook, Amazon, and a host of others.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 The municipal sector is a little bit
3 later to that game, but we think it's
4 definitely time for local governments to
5 get into it.

6 Whether or not this -- how well
7 this represents public opinion I can't
8 say, but when we in our network shared
9 the news that the City was considering
10 this project, there was enormous
11 excitement about it and enthusiasm.
12 People desperately want this to happen,
13 at least in our circles here in
14 Philadelphia.

15 I want to just very quickly
16 address a couple of economic concerns
17 that were raised. It's already been said
18 that the project would provide a fixed
19 cost for electricity for 20 years, which
20 I think is very important. A few years
21 ago the Union of Concerned Scientists,
22 which is a very reputable and large
23 scientific organization, rated
24 Pennsylvania one of the states that was
25 at greatest financial risk in the U.S.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 for overdependence on natural gas as a
3 source of energy. Gas prices are very
4 low now, but they are historically quite
5 volatile, and there's considerable reason
6 to be concerned that those prices could
7 spike beyond what people are expecting in
8 the coming years. And so Union of
9 Concerned Scientists rated Pennsylvania
10 one of the states with the greatest risk
11 because so much of our electricity comes
12 from natural gas and because the gas
13 industry is building so many power
14 plants.

15 As LNG exports step up and
16 markets for gas expand but the supply may
17 become constrained, I think there's a
18 significant risk of price spikes in the
19 coming years, and this project would
20 protect us against that. I'd be happy to
21 share that report with the Committee if
22 you'd like to see it. I didn't think to
23 bring it.

24 And, lastly, maybe addressing,
25 Councilman Domb, your concern. As you

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 were saying, 15 years ago I think you're
3 right, buying a 20-year power purchase
4 agreement for solar energy 15 years ago
5 would have been a pretty bad deal
6 financially. Prices for solar energy
7 have declined, I would imagine, at least
8 90 percent over that time. They're now
9 about -- this price is 4.4 cents per
10 kilowatt hour. I think it's unlikely
11 that they will decline by a significant
12 margin in the near future. There's not
13 that much lower they can go, and the cost
14 of the equipment is declining as a
15 proportion of the total cost of the
16 energy, and the cost of labor is rising
17 as a proportion. And so even if the
18 prices for the panels themselves drop, if
19 we want people to be paid a fair wage,
20 prices for installation costs are not
21 going to come down significantly.

22 So I wholeheartedly support
23 this project. 350 Philadelphia and
24 everyone in our community wholeheartedly
25 supports this, and we hope that you'll

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 approve the bill.

3 Thank you.

4 COUNCILMAN JONES: Thank you
5 for your testimony.

6 Is there anyone else here to
7 testify?

8 Please state your name for the
9 record and begin your testimony.

10 MS. MELTON: Thank you. My
11 name is Karen Melton. Thank you for
12 holding this hearing. I strongly support
13 the power purchase agreement and the
14 large solar farm that will be
15 constructed.

16 I want to also call your
17 attention to a problem that while the
18 City has adopted goals for moving us to
19 all renewable energy, we still have City
20 and regional agencies building or
21 planning to build new fossil fuel projects
22 in this city with operational horizons of
23 20 and 25 years; specifically, the
24 gas-fired power plant SEPTA is currently
25 constructing in Nicetown against the

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 wishes of the community and the LNG
3 expansion proposal that is shortly to
4 come before the Gas Commission, which
5 includes two Councilmembers and, if
6 approved by the Commission, will then
7 come before City Council.

8 We cannot afford the luxury of
9 some agencies rowing forward while others
10 are rowing backward just because there
11 are fossil fuel projects that might be
12 financially viable in the short term. We
13 are out of time to address climate
14 change. I urge you to move forward in
15 approving this project and, at the same
16 time, to vote down new gas and LNG
17 infrastructure fossil fuel projects that
18 come before you, and please use your
19 leverage to discourage projects where you
20 did not have a direct vote.

21 Thank you.

22 COUNCILMAN JONES: Thank you
23 for your testimony.

24 Can Adam Agalloco come back up,
25 please. One of the Committee members

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 would like to ask -- thank you all for
3 your testimony. Appreciate it.

4 (Applause.)

5 (Witness approached witness
6 table.)

7 COUNCILMAN JONES: The Chair
8 recognizes Councilman Domb.

9 COUNCILMAN DOMB: Thank you,
10 Mr. Chairman.

11 And good afternoon again. A
12 couple of quick questions. In your
13 opinion, is the demand of PGW's demand
14 down today from three years ago?

15 MR. AGALLOCO: PGW?

16 COUNCILMAN DOMB: Yes.

17 MR. AGALLOCO: I have to look.
18 Probably not from last winter because it
19 was a pretty cold snap.

20 COUNCILMAN DOMB: Okay. And
21 any benefits with the solar energy, would
22 that take from PGW?

23 MR. AGALLOCO: No. I can't see
24 how this would impact PGW.

25 COUNCILMAN DOMB: No impact?

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 MR. AGALLOCO: No.

3 COUNCILMAN DOMB: Okay. And
4 then the other question I have is, how
5 many jobs do you think are created on an
6 ongoing basis out in --

7 MR. AGALLOCO: Adams County?

8 COUNCILMAN DOMB: Adams County.

9 MR. AGALLOCO: So the project
10 once it finishes construction, it's a
11 minimal kind of operations phase. So
12 typically there's a couple of individuals
13 that are working to maintain the site,
14 clean the panels, mow the lawns, things
15 like that, repair fencing, but it's
16 not -- we're not talking about dozens of
17 jobs. Maybe two or three.

18 COUNCILMAN DOMB: But we're
19 talking about \$100 million of
20 construction.

21 MR. AGALLOCO: Yeah, the
22 construction -- and I think it's
23 important to note when we're talking
24 construction, almost half of that cost is
25 the solar modules. Another significant

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 portion of that cost is associated with
3 inverters and other kind of specialty
4 equipment. So while there's a really big
5 price tag for the overall project, a lot
6 of that is just equipment.

7 COUNCILMAN DOMB: Let me ask
8 you a basic question, because I'm not
9 aware, but I see it all the time.

10 Driving into Atlantic City, you see all
11 these windmills. Is that solar energy?

12 MR. AGALLOCO: No. It's wind.

13 COUNCILMAN DOMB: Have we
14 looked into that?

15 MR. AGALLOCO: So we have not.
16 When our RFP went out, we put it out as
17 renewable energy. We didn't specify
18 solar, hydro or wind. We did get some
19 responses that were wind projects.
20 Ultimately the solar project made more
21 sense because it was in closer proximity.

22 I think in the coming years,
23 you might see some opportunities off the
24 coast of New Jersey for offshore winds
25 starting to become economically viable,

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 but for us, we talked about two and a
3 half hours being kind of a decent
4 distance to go. There's probably some
5 opportunities within that range of
6 Philadelphia for wind, but not tons of
7 opportunity, whereas there's a lot more
8 opportunity for solar.

9 COUNCILMAN DOMB: And this
10 capacity in Adams County right now that
11 will provide 22 percent, is there an
12 opportunity if we want to increase that
13 capacity for them to supply it?

14 MR. AGALLOCO: So for this
15 project there's an opportunity to
16 increase it by another 10 megawatts.
17 That's something we have been
18 considering, but not something that we've
19 actively decided on. The project is in
20 the PJM Interconnection queue for 80
21 megawatts. Right now the City is looking
22 at 70 megawatts for the opportunity.

23 COUNCILMAN DOMB: And did we
24 look at when we started this process the
25 ability -- I know we talked about this --

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 to try to figure out how it can be done
3 in the City in some way even if it's
4 fragmented into different sites, and have
5 we looked at even hiring our own
6 consultant where the City would actually
7 own this entity and receive the benefits
8 that could even go to the pension fund,
9 as an example?

10 MR. AGALLOCO: So City
11 ownership, let me address the City
12 ownership. City ownership of this asset
13 wouldn't be beneficial. We wouldn't be
14 able to take advantage of the federal
15 investment tax credit, the 30 percent tax
16 credit, as a non-profit entity. So it's
17 not a fit for this. As the investment
18 tax credit fades out, that might be an
19 opportunity for us to look at.

20 For City-owned assets and
21 City-owned land, again, we think there is
22 opportunity, but not at the scale and
23 impact that we are looking to accomplish
24 through this project. So it's something
25 we're going to try to do in the future on

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 some of our municipally owned assets, but
3 it's a different project. And I keep on
4 saying that because you've got to
5 understand the structural integrity of
6 these assets. You've got to make sure
7 that you're going to hold them for a long
8 period of time, because you're leasing
9 space on them. Typically the City does
10 hold onto its buildings and some of its
11 assets for a long time, but this would
12 really kind of limit our ability to
13 transfer some of those things away.

14 COUNCILMAN DOMB: I think my
15 only concern -- I'm in favor of solar 100
16 percent. I would only love to see it
17 happen in our city and our people benefit
18 from those jobs. I mean, going to Adams
19 County to me is like two and a half hours
20 away, why we can't try to figure this out
21 in the City.

22 MR. AGALLOCO: I think it's a
23 question of space really too. When we
24 put out our RFP, we had 28 responses.
25 Short of using our own assets and housing

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 solar panels on our own assets, none of
3 those projects were really in close
4 proximity, and that's partially because
5 land is valuable. To find 700 acres of
6 space that is either underutilized or
7 available and folks are willing to lease
8 out for an extended period of time,
9 that's not very easy to do in the near
10 counties or in the City itself. So you
11 need to find more kind of cost-effective
12 land, and to do that, you end up going a
13 little further out from the City, which
14 is where we ended up on this project.

15 COUNCILMAN DOMB: Is there any
16 potential of a structure of a partnership
17 with this company where the City owns a
18 portion of the company and in exchange
19 offsets the tax credits to them?

20 MR. AGALLOCO: We haven't
21 addressed something like that. We could
22 certainly talk to the developer.

23 COUNCILMAN DOMB: You follow
24 what I'm saying? Giving them the tax
25 credits, we make the investment, we work

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 out some sort of an arrangement that
3 benefits the City.

4 MR. AGALLOCO: I mean, I think
5 we are getting benefits to the City, and
6 I really -- the Economy Opportunity Plan
7 that has been presented is the result of
8 us really going forward from the very
9 intent. When we put out the RFP, we
10 talked about the Economic Opportunity
11 Plan being a priority for the City.
12 We've got a vendor that's committed to
13 that Economic Opportunity Plan, and we do
14 think there's going to be Philadelphians
15 employed by this project.

16 COUNCILMAN DOMB: But I'm
17 talking about the City actually having an
18 ownership interest in the solar company,
19 and maybe the City does take a big piece
20 and becomes a big leader in the country
21 for solar, and it will benefit the City
22 in the long run.

23 MR. AGALLOCO: Yeah. I'd have
24 to look into that. I know that the
25 projects -- the power purchase agreement

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 is designed to be basically financed, and
3 that's the driver of this arrangement.
4 That's one of the reasons why we don't
5 have specific contractors, is because
6 they need to secure the financing before
7 they'll move forward.

8 COUNCILMAN DOMB: But the
9 credit of the City, I can guarantee you,
10 is going to be a much lower interest rate
11 probably than the credit of an LLC.

12 MR. AGALLOCO: That's something
13 we can certainly talk to folks about, but
14 the investment tax credit would be the
15 main, I think, potential barrier to
16 something like that working.

17 COUNCILMAN DOMB: Are those
18 investment tax credits saleable?

19 MR. AGALLOCO: I'm not
20 positive. I believe you got to have
21 equity ownership in the entity to take
22 advantage of it.

23 COUNCILMAN DOMB: But you
24 follow where I'm going? I'm trying to
25 benefit the City as much as possible.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 MR. AGALLOCO: Yeah, I
3 understand.

4 COUNCILMAN DOMB: Thanks, Adam.
5 Thank you.

6 COUNCILMAN JOHNSON: Thank you
7 very much.

8 Is there anyone else who wants
9 to make comment on this particular bill?

10 I will now acknowledge the
11 sponsor of the bill, Councilwoman
12 Blondell Reynolds Brown.

13 COUNCILWOMAN BROWN: Yes.
14 Thank you very much, Mr. Chairman, and to
15 all the members of the Committee for your
16 extremely thoughtful, concerning
17 questions, because philosophically we're
18 all on the same page. There's no doubt
19 about it. But like many members of the
20 Committee, we have to temper our
21 enthusiasm with trying to figure out how
22 we get it right where the biggest
23 beneficiary are Philadelphia citizens who
24 want to work. We care about the people
25 in Green County, but we get elected to

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 represent, lift up, support, and be
3 cheerleaders for residents right here
4 within the City of Philadelphia. And
5 while corporations are doing great, they
6 have the revenue to take the risk. We
7 have to be more thoughtful and measured
8 when we want to take on exciting new
9 sustainability efforts like this. And
10 because Philadelphia is the first, we
11 really have to be thoughtful in how we
12 make this work in a responsible way.

13 So I want to thank my
14 colleagues for the number of questions
15 that were raised, which were very, very
16 important, and thank them for allowing us
17 to move this forward with this proviso:
18 I will need to have the Office of
19 Sustainability, the Office of the Energy
20 Authority, for us to sit and talk further
21 with Councilman Oh and Councilman Domb,
22 because the answer to many of the
23 questions was we really should talk about
24 that. So we're going to really talk
25 about that in greater detail, hopefully

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 next Tuesday, because when the -- is
3 preparation for family day. So the
4 bottom line is, I thank you all, but we
5 still have a lot of homework to do before
6 we get to the 29th. Okay?

7 Hello?

8 MR. AGALLOCO: Yes. Thank you.

9 COUNCILWOMAN BROWN: All right,
10 then. Thank you.

11 COUNCILMAN JOHNSON: Thank you.

12 This concludes the public
13 hearing for Bill No. 180965. We will now
14 move to a public meeting to consider
15 action for the bills that have been heard
16 today.

17 The Chair recognizes Councilman
18 Curtis Jones on Bill No. 180974.

19 COUNCILMAN JONES: Thank you,
20 Mr. Chairman. I move that Bill No.
21 180974 be reported from this Committee
22 with a favorable recommendation and
23 further move that the rules of Council be
24 suspended to permit first reading of this
25 bill at our next session of Council.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 (Duly seconded.)

3 COUNCILMAN JOHNSON: All those
4 in favor of the motion will signify by
5 saying aye.

6 (Aye.)

7 COUNCILMAN JOHNSON: Opposed?

8 (No response.)

9 COUNCILMAN JOHNSON: The motion
10 carries. The ayes have it and the motion
11 carries. Bill No. 180974 will be
12 reported from this Committee with a
13 favorable recommendation with a request
14 that the rules of Council be suspended to
15 permit first reading at the next session
16 of Council.

17 The Chair recognizes Councilman
18 Curtis Jones for a motion on Bill No.
19 180965.

20 COUNCILMAN JONES: Again, thank
21 you, Mr. Chairman. I would like to offer
22 an amendment to Bill No. 180965. A copy
23 of that amendment has been circulated to
24 all members of this Committee, and I move
25 for the amendment's adoption.

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 (Duly seconded.)

3 COUNCILMAN JOHNSON: There's a
4 motion to amend Bill No. 180965.

5 Will all those in favor signify
6 by saying aye.

7 (Aye.)

8 COUNCILMAN JOHNSON: Those
9 opposed?

10 (No response.)

11 COUNCILMAN JOHNSON: The ayes
12 have it and the motion carries. Bill No.
13 180965 will be amended.

14 The Chair recognizes Councilman
15 Curtis Jones for another motion on Bill
16 No. 180965.

17 COUNCILMAN JONES: Again, thank
18 you, Mr. Chairman. I move that Bill No.
19 180965, as amended, be reported from this
20 Committee with a favorable recommendation
21 and further move that the rules of
22 Council be suspended to permit first
23 reading of this bill at our next session
24 of Council.

25 (Duly seconded.)

1 11/14/18 - TRANSPORTATION - BILL 180965, ETC.

2 COUNCILMAN JOHNSON: All those
3 in favor signify by saying aye.

4 (Aye.)

5 COUNCILMAN JOHNSON: Opposed?

6 (No response.)

7 COUNCILMAN JOHNSON: The ayes
8 have it and the motion carries. Bill No.
9 180965 will be reported from this
10 Committee with a favorable recommendation
11 with a request that the rules of Council
12 be suspended to permit first reading at
13 the next session of Council.

14 This concludes our public
15 meeting. This hearing will stand in
16 recess to the call of the Chair.

17 I just want to thank everyone
18 for their participation.

19 (Committee on Transportation
20 and Public Utilities concluded at 3:00
21 p.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

(The foregoing certification of this
transcript does not apply to any reproduction
of the same by any means, unless under the
direct control and/or supervision of the
certifying reporter.)

Committee on Transportation and Public Utilities
November 14, 2018

Page 1

A	ad 71:11	adult 31:6	56:7 77:24	agricultural	119:22,23	apprentices	asked 58:6,9
ability 7:12	Adam 18:4	adults 29:15	78:15 79:21	69:18,20	amendment's	41:21,22	61:4 79:19
63:10	23:8 31:21	31:2	106:24	70:5,10	119:25	apprentices...	asking 22:20
110:25	77:21 78:13	advanceme...	107:15,17	92:14 98:4	American	30:9	aspects 79:5
112:12	106:24	30:18	107:23	98:7	41:23 45:22	approach	asset 111:12
able 11:6	116:4	advancing	108:2,7,9	agriculture	90:14	67:12	assets 45:6
33:20 52:18	Adams 17:21	65:15 68:2	108:21	70:19 71:15	amortized	approached	53:2 76:25
52:25 59:11	21:18 24:14	advantage	109:12,15	air 23:19 65:7	39:2	3:12 18:6	78:17,18
111:14	24:24 26:5	55:18	110:14	65:9 81:2	amortizing	57:3 77:22	79:8 111:20
abound 70:17	27:14 30:14	111:14	111:10	81:11,11,18	37:25	80:16 88:23	112:2,6,11
Absolutely	31:8 36:19	115:22	112:22	81:20 82:22	amount 39:2	107:5	112:25
10:16 12:6	36:22 37:8	advertising	113:20	83:22 85:2	43:9 60:21	appropriate	113:2
accelerated	40:6,10,25	3:5 4:10	114:4,23	100:25	60:25 75:6	5:20	associated
101:15	41:6 42:14	12:23 13:4	115:12,19	airport 3:4,6	75:7 82:2	approval	21:2 48:9
accommoda...	42:24 43:6	advocacy	116:2 118:8	4:2,10	93:3	18:21 27:15	78:8 87:20
12:8	44:18 45:11	81:13 85:22	agencies 93:2	11:17,24,25	amounts	96:6	109:2
accomplish	51:22,24	advocates	105:20	12:7,24	101:12	approve 85:4	assuming
111:23	52:11 74:15	20:7 22:14	106:9	13:4,6,17	Amy 80:15	97:23 105:2	74:15
accurately	77:10 83:6	advocating	Agency 31:4	13:20 14:3	85:18	approved	assured 21:14
122:5	91:13 93:7	81:18	aggressive	15:21,22	analysis 9:6	19:19,23	22:8
ACDBE 5:8	108:7,8	affect 77:3	64:11 82:12	16:15	analyze 19:6	24:20 96:5	Atlantic
15:15	110:10	94:18	aggressively	Airports 4:14	and/or	106:6	109:10
achieve 19:6	112:18	afford 106:8	96:17	AI 1:13 2:17	122:23	approving	attain 10:20
20:15 84:13	adding 82:20	affordability	ago 37:19	47:11	annual 4:25	106:15	attempt 10:4
89:20	addition 5:6	28:20	38:14 40:3	Alert 12:4,8	5:5 8:15	Archdiocese	attention
achieved	27:2 66:19	affordable	62:19	Alford 56:23	53:17 61:17	57:14	68:22 69:15
90:10	additional	32:2	102:21	63:14,16	61:20	Architecture	105:17
101:21	5:3 8:21	African 41:23	104:2,4	alignment	annually	68:16	attracting
achieving	21:25 29:23	45:21	107:14	55:9	53:23	area 57:17	26:12
90:3,7	Additionally	afternoon 2:3	agreeing	Allan 1:11	answer 6:6	63:6 75:2	attractive
91:17	21:6 64:15	3:22 6:18	62:11	2:16 6:15	47:16 58:18	76:16 91:7	34:3
acknowledge	66:10	18:15 23:6	agreement	35:6 51:18	63:9 117:22	97:2	attributes
6:11 18:10	address 39:4	27:22 35:9	3:3 4:8,12	72:12	answers 40:2	areas 58:25	17:19 28:9
92:5 116:10	72:16 77:25	63:14 81:8	4:20,24 9:4	allergens	anticipated	72:4 92:13	51:13
acres 40:24	85:7 102:16	89:5 107:11	16:20 17:17	65:10	8:13 18:20	arranged	audio 11:19
78:20 113:5	106:13	Agalloco 18:4	19:11,19,23	allies 91:24	40:6	71:11	12:7
act 85:8	111:11	23:6,8	24:12 25:17	allow 6:4 25:9	anxious 48:17	arrangement	Authority
94:22 95:6	addressed	31:21 33:2	27:10 28:7	29:25 55:15	appear 4:3	71:14 114:2	17:18 19:15
action 23:19	50:18 61:5	35:13,21	28:12 33:25	98:9	appears	115:3	24:9 25:3
64:11 99:18	113:21	36:2,22	48:11 52:14	allowing	13:12	arrangeme...	25:19 26:17
99:20	addressing	37:4,10	55:14 61:16	117:16	applaud 60:2	84:25	28:3,19
118:15	83:22 90:23	38:2,9 39:3	73:23 80:4	alternative	applauds	array 28:10	31:20 35:16
active 31:10	103:24	40:8,14	81:22 85:3	70:5	63:22	60:22 68:20	43:11 86:8
31:23 95:12	administrat...	41:2,8 42:5	85:5,9 86:7	Amazon	Applause	69:9,17	117:20
actively 15:15	92:4	42:11,19	86:13,19	101:25	107:4	70:11,14	Authority's
66:12 96:16	Administra...	43:19 44:22	90:20 101:6	Amber 12:4,8	applied 67:17	71:6 75:11	28:4
110:19	5:18	46:6 47:14	101:19	ambitious	apply 122:21	arrays 70:17	authorize 4:5
activists	adopt 85:8	48:2,8,16	104:4	86:21	applying	articulate	authorizing
81:16	adopted	50:20 51:7	105:13	amend 120:4	67:15	58:13	2:24 17:15
activity 43:10	105:18	51:24 52:9	114:25	amended	appreciate	artificially	28:5 86:5
acts 25:13	adoption	52:23 53:4	agreements	120:13,19	5:24 9:20	97:6,7	availability
actual 52:3	119:25	53:9 54:8	73:14 84:17	amendment	44:14 55:2	Asian 41:24	78:23
76:20	ads 11:11	55:12 56:4	87:11	26:22	107:3	42:16	available 6:6

Committee on Transportation and Public Utilities
November 14, 2018

Page 2

39:24 113:7 avert 11:7,8 100:22 Aviation 5:19 avoid 82:10 aware 109:9 awareness 89:15 aye 119:5,6 120:6,7 121:3,4 ayes 119:10 120:11 121:7	beneath 98:10 beneficial 33:19 70:22 111:13 beneficiary 116:23 benefit 93:11 112:17 114:21 115:25 benefits 17:19 20:14 32:2 65:5 67:5 107:21 111:7 114:3 114:5 best 5:23 8:12 9:12 26:2 35:24 38:16 43:24 44:4 46:8,19 63:9 71:23 83:10 89:17 better 8:20 8:24 30:14 65:7 beyond 103:7 bid 7:2 35:20 35:22 44:24 bidder 6:21 6:23 8:3,10 9:18 bidders 9:6 big 20:24 51:22 62:22 70:7 71:8 83:3 109:4 114:19,20 biggest 116:22 bill 2:1,8,8,21 2:21 3:1,10 4:1,4,5 5:1 6:1,2 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1,7,11 17:13 18:1 18:10,24 19:1,17	20:1 21:1 22:1 23:1 23:11 24:1 25:1 26:1 27:1,15 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1,6 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1,2 50:1 51:1 52:1 53:1 54:1,24 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 80:24 81:1 82:1 83:1 84:1 85:1,6 86:1,4 87:1 88:1,4,6,8 89:1,14 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 105:2 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 116:9,11	117:1 118:1 118:13,18 118:20,25 119:1,11,18 119:22 120:1,4,12 120:15,18 120:23 121:1,8 billion 29:2 bills 1:15 118:15 bit 35:15,17 43:23 54:10 71:21 100:12 102:2 black 42:15 blaze 90:18 blind 44:24 Blondell 1:13 2:19 18:11 49:7 116:12 bold 59:22,22 60:3 booms 31:8 boss 81:2 bottom 67:12 67:16 118:4 bottoming 73:21 bounds 96:12 box 70:7 brick 22:22 briefly 74:18 bring 13:6 76:21 103:23 broadly 67:18 brought 61:7 Brown 1:13 2:19 18:11 18:13 27:25 32:19 34:20 48:25 49:4 49:5,7,8 51:6,15 54:20,22,24 54:25 55:25 56:5,14 80:24 116:12,13	118:9 brownfield 69:19 brownfields 92:11 budget 74:8 budget-neu... 51:8 67:22 budgets 32:10 build 22:24 29:7 45:24 64:5,8 65:16 67:8 74:24 94:25 97:5 105:21 building 30:10 85:23 86:4,12 89:15 103:13 105:20 building-fo... 86:14 buildings 19:4 24:5 29:4 57:13 58:17 60:24 69:12 79:9 86:16 112:10 built 24:3 43:2,20 44:19 45:17 74:15 82:3 84:10,18 91:13 Burlington 90:11 bus 4:17 43:15 business 4:13 16:5 21:17 26:4 53:21 59:21,24 63:18,25 66:5,17,24 67:12 businesses 20:21 21:24 26:8 27:7 29:6 64:3,5 65:18 66:8	66:11,15 76:13 92:18 buy 33:13 37:24 47:6 61:9 62:8 62:11 buying 39:15 77:10,16 104:3 buyout 38:3 61:7 C calendar 29:9 87:19 88:9 California 77:11,17,18 90:6 call 3:9 18:2 56:20 80:12 88:18 105:16 121:16 called 2:4 calling 82:5 campaign 28:25,25 89:8 capacity 91:4 98:19 110:10,13 capital 4:23 13:23 33:21 capture 74:16 carbon 20:19 28:16 59:6 59:20 86:21 91:18 95:17 carbon-free 82:6 carbon-neu... 87:5 care 71:17 82:17 116:24 career 29:13 careers 20:23 careful 94:16 carefully 71:14 Carolina 44:12 carries 119:10,11	120:12 121:8 carrot 45:20 carry 7:12 carrying 76:5 case 11:21 33:17 41:18 catastrophe 11:8 catastrophic 82:10 100:23 center 70:7 76:19 centers 101:23 cents 93:19 93:25 97:13 97:15 104:9 certain 3:6 17:19,23 52:19 70:20 certainly 39:7 113:22 115:13 certainty 74:8 CERTIFIC... 122:2 certification 122:20 CERTIFY 122:3 certifying 122:24 chain 71:12 Chair 1:11 11:4 107:7 118:17 119:17 120:14 121:16 Chairman 2:11 3:23 6:17 9:22 10:2 12:14 12:18 14:7 16:14 18:14 22:25 23:7 27:23 32:17 32:20 34:21 35:3,8 40:17,21	47:9,13 48:21 51:20 54:16 63:15 72:15 80:7 80:22 100:7 107:10 116:14 118:20 119:21 120:18 Chairperson 85:24 challenges 78:19 challenging 79:25 chance 18:23 71:23 90:16 change 23:20 64:15 69:3 70:9 82:8 82:11,23 83:23 85:7 86:11 90:24 92:5 94:18 100:23 106:14 changes 61:24 Chanin 88:21 100:3,4 Channel 4:14 4:22,25 5:7 5:22 8:18 8:20 10:9 10:24 11:23 12:22 16:22 Channel's 9:2 16:8 character 71:18 chart 9:20 cheaper 84:2 96:20 cheapest 39:23 cheerleaders 117:3 Cheung 80:21,25 Chief 3:25 5:17 81:10 choice 67:15
--	--	---	--	---	---	--	---

Committee on Transportation and Public Utilities
November 14, 2018

Page 3

70:24 choosing 65:13 Christine 31:21 circles 102:13 circulate 66:21 circulated 119:23 cities 31:19 32:8 89:23 89:24 90:2 90:9,14,18 citizens 20:12 31:3 93:2 94:19 116:23 city 1:2,7 2:5 3:2 4:7,11 5:9,23 7:22 8:12 9:3,14 15:21,23 17:16,23 19:2,3,4 20:14 21:4 21:11 22:24 23:18 24:20 25:2,10,18 28:7,16,21 29:4 31:25 32:10 33:13 33:23 34:19 35:25 37:2 37:4,20 42:9,11 48:12 50:24 52:20 54:7 55:17 57:11 57:13 59:4 59:18 60:3 60:5,17,24 62:8,9 64:18 65:15 67:7,15,23 68:19,22 70:16 72:4 74:19 75:11 75:24 78:3 78:9,14 79:19,25 80:22 81:25 82:20 83:6	83:19 84:4 84:10,16 85:4 86:6 91:20 92:15 92:23 93:20 94:11,12 97:9,14,23 99:4,21 101:7 102:9 105:18,19 105:22 106:7 109:10 110:21 111:3,6,10 111:11,12 112:9,17,21 113:10,13 113:17 114:3,5,11 114:17,19 114:21 115:9,25 117:4 city's 20:18 21:2 23:16 23:24 24:3 29:7 38:19 50:24 63:23 68:20 71:17 86:20,25 City-owned 78:17 111:20,21 citywide 29:6 Clarke 28:23 class 29:22 58:2,6,8 classroom 57:22 clause 73:15 clean 20:18 20:22 24:18 27:8 29:3,8 30:3 32:7 33:13 69:10 71:20 81:2 81:11,11,18 81:20 82:19 85:2 89:11 89:25 93:11 94:14 100:20	108:14 clean-burni... 98:25 cleaner 65:11 clear 4:13,22 4:25 5:7,22 8:8,17,20 9:2,16 10:8 10:23 11:23 12:22 16:8 16:21 21:19 93:10 clearing 92:13 Clerk 2:20,23 3:9,11 17:12,14 18:2,4 56:20,22 80:12,14 88:18,20 clients 59:5 61:17 74:3 climate 23:20 63:23 64:14 69:3 82:8 82:11,23 83:23 85:7 86:11 90:24 92:5 94:18 100:23 101:8 106:13 climate-for... 64:11 clock 48:14 close 6:24 73:21 113:3 closer 55:7 109:21 closing 32:5 85:7 Club 89:10 co-developed 70:18 71:16 co-develop... 71:3 co-existence 98:7 coal 75:22 96:21,22 100:20 coalition	87:16 coalitions 94:25 coast 90:18 109:24 cold 107:19 collateral 52:13 colleagues 17:4 117:14 collectively 46:19 color 31:12 combination 83:13 come 30:14 43:3,22 45:12 48:14 60:6 104:21 106:4,7,18 106:24 comes 20:11 45:9,10,11 77:4,4 103:11 coming 34:8 45:2,3,5,6 45:13,14 74:23 75:8 77:19 103:8 103:19 109:22 commencing 4:21 comment 116:9 Commerce 2:25 4:7 5:16 commercial 30:25 52:16 53:15 Commission 106:4,6 Commissio... 2:24 4:6 17:15 28:6 86:5 commitment 15:6 24:19 25:21 33:8 33:12,14 36:14 37:17	63:23 86:20 93:10 94:13 commitments 13:16 20:19 28:17 89:20 committed 5:7 21:15 25:25 44:3 46:7,21 49:14 68:2 84:11 86:11 90:3,7 91:25 114:12 committee 1:3 2:5,12 2:15 3:23 5:14,15,21 6:14 8:25 9:11 18:16 18:17,18 22:21 23:8 26:19 27:24 32:17 46:11 49:17 63:15 83:14 85:22 85:25 88:6 89:13 100:5 100:8 103:21 106:25 116:15,20 118:21 119:12,24 120:20 121:10,19 common 31:18 101:19 Commonwe... 19:21 20:2 87:12 communities 31:12 65:12 65:17 66:13 66:16 67:9 community 21:14,21 24:15,21 25:24 26:5 26:10,13 36:24 52:2 52:4 62:16	64:3,6 66:6 66:21 67:2 67:10 83:8 83:17 87:22 104:24 106:2 community's 67:21 companies 15:7,25 53:23 company 7:12 14:12 15:15 36:20 39:14 45:4 49:13 51:23 52:4 62:5 83:9 113:17 113:18 114:18 company's 59:4 compare 51:3 51:7 97:12 compared 15:9 84:14 compares 14:10 comparison 91:6 compensate 52:20 compete 97:17 competing 22:18 competitive 24:13,18 25:11 83:25 87:6 complement 86:17 completed 26:23 complex 94:15 complied 15:10 component 11:11 15:14 21:13 22:5 comprised 5:15	concern 37:16,18 52:7 61:8 71:17 72:22 73:3 93:21 98:5,14 103:25 112:15 concerned 102:21 103:6,9 concerning 116:16 concerns 37:21 102:16 concession 3:2 4:8 9:13 concessiona... 12:24 concluded 121:20 concludes 17:10 118:12 121:14 condition 79:11 conditions 3:7 17:24 conflict 81:5 conjunction 11:10 connected 26:14 connection 17:22 connections 83:18 conservation 59:8,13 60:18 conservative 51:10 conserving 59:15 consider 62:2 98:24 118:14 considerable 103:5 consideration 71:5,22	85:13 88:4 considered 71:14 considering 102:9 110:18 constrained 103:17 construct 24:22 33:16 constructed 40:23,24 92:9 105:15 constructing 105:25 construction 29:18 34:9 41:10 48:3 52:15,16 53:12 55:6 55:22 79:16 81:23 87:23 108:10,20 108:22,24 consultant 57:11 63:3 111:6 consultants 35:18 consulting 85:20 consumption 10:6 24:5 87:14 96:16 contacted 30:22 contained 122:5 continue 95:5 95:6 continued 30:11 contract 7:17 7:20 12:19 13:2 14:23 14:24 15:13 15:16 24:10 25:9,22 33:4 61:15 61:22 66:20 67:5 83:3 contractor 26:20 67:3
--	---	---	--	--	---	--	---

Committee on Transportation and Public Utilities
November 14, 2018

Page 4

83:15 contractors 16:3 115:5 contracts 61:16 contribute 51:13 control 70:17 76:19 122:23 controlled 72:2 conventional 25:12 39:10 87:6 conversation 92:17 cooling 59:12 Coordinating 31:4 copies 85:13 copy 119:22 Cornelius 80:15 85:18 85:19 corporations 117:5 correct 13:8 13:10 15:7 36:22 41:2 47:21 122:8 cost 21:3 33:23 34:17 37:15 38:25 44:25 56:9 58:20 72:17 77:9 83:24 87:5 102:19 104:13,15 104:16 108:24 109:2 cost-effective 113:11 Costa 89:19 costs 33:21 51:4 104:20 Council 1:2 2:5 6:5 24:21 28:22 28:23 68:19 68:22 80:23 81:2,11,11	81:15,17,20 85:2,4 88:7 92:15 93:8 97:23 106:7 118:23,25 119:14,16 120:22,24 121:11,13 Council's 2:11 Councilman 1:11,11,12 1:12,13 2:2 2:10,15,16 2:17 3:8,14 3:20 6:8,10 6:12,15,16 6:25 7:5,6 7:16,19,23 8:2,7,19 9:5 9:15,23,24 9:25 10:14 10:17,18 11:3 12:3,9 12:12,13,15 12:15,17,25 13:9,11,14 13:15 14:6 15:8,9,19 16:13,23 17:2,6,9,25 18:8 23:2 27:19 35:4 35:6,7,19 35:23 36:19 37:2,7,13 38:7,13 39:25 40:11 40:15,18,19 40:20 41:3 41:17 42:9 42:13 43:17 44:6,13 45:8 46:23 46:25 47:7 47:10,11,12 48:6,13,19 48:22 49:2 49:6,10,23 50:7,8,22 51:17,18,19 52:6,21,24 53:7,19	54:13,17,21 54:23 55:4 56:16,17 57:2,5 63:11 68:8 72:10,12,14 73:11 74:6 74:10 75:12 77:8,24 78:11 79:14 80:5,8,18 85:15 88:11 88:16,25 95:9 99:25 103:25 105:4 106:22 107:7,8,9 107:16,20 107:25 108:3,8,18 109:7,13 110:9,23 112:14 113:15,23 114:16 115:8,17,23 116:4,6 117:21,21 118:11,17 118:19 119:3,7,9 119:17,20 120:3,8,11 120:14,17 121:2,5,7 Councilma... 50:21 Councilme... 106:5 Councilwo... 1:13 2:18 18:11,13 27:24 32:19 34:20 37:16 48:25 49:3 49:4,8 51:6 51:15 54:20 54:22,24,25 55:25 56:5 56:14 80:23 116:11,13 118:9	Counsel 81:10 counties 90:2 113:10 country 20:10 30:17 50:3 60:5 90:9 114:20 countryside 71:8,19 County 24:24 40:25 41:6 42:14,25 43:6 44:18 74:15 77:10 83:6 91:13 93:7 108:7 108:8 110:10 112:19 116:25 couple 10:3 36:3 39:20 51:21 61:6 102:16 107:12 108:12 covenant 10:15 cover 100:14 covering 92:13 create 18:25 19:19,24 20:22 23:16 29:6,9 30:2 41:4 82:22 93:4,6 94:12 101:13 created 64:20 108:5 creates 31:9 32:11 64:25 86:22 creating 20:11 27:5 creation 41:15 credit 34:5,11 34:13 39:17 39:18 48:5 52:12 53:5	53:8 55:8 55:17,18,21 83:7 93:13 111:15,16 111:18 115:9,11,14 credits 55:10 55:11 56:3 87:20,24 113:19,25 115:18 criteria 7:9 7:11 critical 87:17 crops 98:10 CTE 29:14 30:2 current 89:17 96:15 99:16 currently 39:22 43:5 44:23 47:6 95:19 105:24 Curtis 1:12 6:12 118:18 119:18 120:15 customers 97:8 cut 60:23 82:9 D damages 52:20 data 101:22 date 48:10 53:16 55:10 81:25 Dave 88:20 David 1:12 2:16 12:16 40:19 89:5 day 24:7 58:5 61:9 77:5,7 118:3 days 76:23 deadline 55:21 deadlines 52:19 deal 37:19,20 38:17 70:15	92:16 104:5 deals 33:11 Dear 68:18 deaths 65:9 decades 93:18 decarboniz... 69:22 December 48:14 decent 110:3 decided 110:19 decline 104:11 declined 104:7 declining 104:14 decommissi... 98:14 decrease 34:12 defined 55:23 definitely 102:4 degraded 92:12 degree 64:4 Delays 87:24 deliberate 67:8 deliberations 5:21 deliver 62:13 delivery 76:20 78:3 demand 30:23 64:25 76:22 89:16 107:13,13 demanding 97:20 demonstrate 64:4 94:13 demonstrates 86:19 demonstrat... 82:25 demonstrat... 63:22 depart 100:12	Department 5:16,17 29:20,24 68:15 deploy 98:12 deploying 69:5 deployment 101:15 depress 39:21 Deputy 80:25 described 101:13 deserves 83:7 design 7:14 24:21 29:16 68:17,24 70:24 71:22 designed 70:14 115:2 desperately 100:25 102:12 destroy 70:10 detail 117:25 details 68:23 69:15 determined 8:11 9:2 develop 66:3 79:5 84:17 84:24 developed 24:15 35:14 59:18 developer 24:11 33:7 33:11 36:25 39:5,8 40:10 48:12 54:10 55:15 55:20 56:10 78:7 113:22 developing 28:15 43:7 96:11 development 3:3 4:9 20:24 22:4 32:7,13 43:12 71:25 72:3 97:2 devoted	100:18 difference 77:9 different 7:15 37:23 38:23 41:13 78:16 79:10,23 111:4 112:3 difficult 14:21 digital 4:15 14:5 diligence 26:19 83:15 direct 11:20 66:19 75:9 75:10 106:20 122:23 direction 37:23 38:24 69:13 91:16 directional 11:13 directions 11:21 directly 34:17 58:19 64:25 Director 2:25 4:6 28:2 80:25 81:4 81:10 disabled 83:12 disabled-ow... 21:17 disadvanta... 26:4 discourage 106:19 discussion 73:12 displace 82:21 display 14:4 displays 4:15 8:17 14:5 distance 76:6 110:4 distances 75:17 distribution 67:5 70:7
--	---	---	--	--	---	---	---

Committee on Transportation and Public Utilities
November 14, 2018

Page 5

76:8,11 District 57:15 57:20 Ditze 31:21 diverse 44:2 66:6 67:7 83:11,20 diversity 16:5 41:19 42:17 Division 5:19 DOE 31:7 doing 4:13 43:8,11 46:13 49:15 58:2 59:21 59:24 117:5 dollars 37:8 Domb 1:11 2:16 6:15 6:16,25 7:6 7:16,19,23 8:2,7,19 9:5 9:15 35:6,7 35:19,23 36:19 37:2 37:7,13 38:7,13 39:25 40:11 40:15 51:18 51:19 52:6 52:21,24 53:7,19 54:13 72:12 72:14 73:11 74:6,10 75:12 77:8 78:11 79:14 80:5 97:11 103:25 107:8,9,16 107:20,25 108:3,8,18 109:7,13 110:9,23 112:14 113:15,23 114:16 115:8,17,23 116:4 117:21 Domb's 50:8 50:22 doubling 74:5	doubt 69:2 116:18 dozens 108:16 dozing 62:25 drive 28:19 driver 115:3 drives 56:6 Driving 109:10 drop 93:23 94:5 104:18 Duckrey 58:2 due 22:17 26:19 83:14 dug 36:3 Duly 119:2 120:2,25 E E2 64:22 earn 53:23 ease 30:19 98:5 easily 61:10 East 90:18 easy 113:9 eat 11:12 ecological 65:7 71:15 economic 20:24 21:15 23:22 24:19 25:24,25 26:18,24 27:5 32:13 36:5,14 42:7 46:22 64:13,17 65:15,20 83:8 94:25 102:16 114:10,13 economically 35:24 43:14 109:25 economics 36:4 51:14 economy 29:8 63:24 64:9 65:19 66:7 66:20 67:19 67:22 68:3 114:6	educate 92:19 education 29:14 educational 57:21 effect 66:18 efficiency 29:3,17 57:12 59:8 59:9 60:18 86:16 92:25 94:10 effort 21:11 22:5,8 67:8 efforts 26:2 26:13,16 43:25 44:4 46:8,20 49:12 66:13 83:11,16 117:9 either 43:21 113:6 elected 116:25 electric 96:19 electric-bas... 92:21 electrical 10:5 electricity 17:18,20 21:2 24:7 25:4,6,7,10 25:12,15,22 27:9 28:8 33:13,25 37:6 38:6 39:15,20,23 44:23 45:2 47:4 51:3,4 51:12 53:18 56:12 60:15 61:9,25 62:9,11 69:11 75:17 76:4,5,10 76:20 77:15 78:4,6,9 79:8 81:25 82:21 84:5 86:9,25 87:3,5,14	90:4,8,11 91:10 94:7 97:8 98:17 101:24 102:19 103:11 element 59:23 elementary 57:23 58:2 elements 7:15 eligible 34:10 eliminate 82:14 Eliza 56:23 63:16 else's 15:2 emergencies 12:5 emergency 11:22 emerging 66:3 Emily 18:5 27:25 emission 98:16,18 emissions 20:17 24:2 27:3 59:6 59:20 65:6 69:5 82:9 82:14 84:14 86:18 91:19 95:17 96:19 96:24,25 97:24 98:25 99:3,17,21 101:10,12 emphasize 94:8 emphasized 94:21 employ 65:22 employed 114:15 employees 45:16 65:23 employer 65:22 encourage 88:7 encouraged	84:23 ended 113:14 endorsement 32:15 energies 92:2 energy 17:17 17:21 19:5 19:15 20:19 20:22 21:4 21:15,21 23:8,10,20 23:25 24:4 24:8,10,15 24:18,21 25:3,18,24 26:6,10,17 27:4 28:3,4 28:19,19,24 29:2,3,8,11 29:16,21,24 30:3 31:3 31:17,20,24 32:7 34:6 35:14,16,17 36:9,24 37:18,22 39:15 43:11 44:16 50:4 52:2,4 57:10,12,13 58:15,16,20 58:23 59:8 59:9,9,13 59:19 60:19 60:22,23,25 61:2,13 62:16 63:4 64:16,19 65:3 67:2 67:10 69:6 69:23,24 70:24 72:17 73:17 74:13 74:16,18 75:6 76:2 77:10 78:19 79:2,4 82:6 82:13,20 83:8,17,25 84:3,12 85:11 86:8 86:15,18,19 86:21 87:11	87:21,22 89:11,16,21 89:25 91:2 92:19,20,24 93:11,17 94:10,14,23 96:11 97:24 98:13 99:16 100:21 101:16,22 103:3 104:4 104:6,16 105:19 107:21 109:11,17 117:19 Energy's 26:13 engine 66:6 enhanced 86:17 enormous 28:13 92:24 102:10 ensure 21:9 22:2,9 26:19 43:25 67:4 83:11 83:14,20 92:7 ensures 84:4 ensuring 25:15 90:21 enter 3:2 4:8 4:11 17:16 28:7 30:9 81:22 83:3 86:7 entered 16:21 37:19 enterprises 64:6 enthusiasm 18:19 102:11 116:21 enticement 46:3 entire 73:24 entities 57:17 entity 36:24 51:25 52:22 55:19 56:12	111:7,16 115:21 entry-level 30:7 environment 24:4 32:11 64:8 67:21 81:15 environmen... 20:6 28:9 64:13 65:5 66:14 81:12 environmen... 92:9 EOP 21:9,13 49:12 83:13 Equal 21:8 equipment 13:25 59:10 59:17 104:14 109:4,6 equitable 23:17 65:11 67:4 equity 115:21 equivalent 25:7 99:5 99:17 Eric 80:25 escalation 61:18,19,21 61:22 73:13 73:15,19 especially 76:23,25 92:3 essential 101:9 established 16:12 esteemed 68:18 estimated 41:9 estimates 51:11 evaluated 19:13 evaluation 8:25 everyone's 81:14	evidence 122:4 exacerbate 82:23 exact 75:7 exactly 15:17 45:2 47:5 example 13:18 38:22 71:24 99:7 99:20 101:20 111:9 Examples 70:17 excellent 30:7 99:19 excess 4:23 excessive 69:4 exchange 113:18 excited 20:8 28:4 63:7 81:21 excitement 18:20 102:11 exciting 117:8 Excuse 54:21 Executive 28:2 81:3 81:10 Exelon 45:3 exemplifies 67:11 exhibiting 71:17 exist 44:10 50:16 98:22 existing 15:13 26:14 43:5 57:13 59:17 60:24 83:18 exists 98:21 expand 47:17 103:16 expansion 69:24 106:3 expect 37:24 84:15 expected 40:12 50:10
--	--	--	--	--	--	--	---

Committee on Transportation and Public Utilities
November 14, 2018

Page 6

50:12	fall 14:14	108:15	121:12	117:17	gas 20:17	go 11:13 33:9	23:6 27:22
expecting	falling 73:17	fewer 65:8	first-time	fossil 69:4	24:2 27:3	33:19 36:21	33:3 35:9
97:20 103:7	family 118:3	field 60:15	32:25	100:19	58:16 65:6	44:8,11	42:20 46:3
expenses	family-sust...	96:11 99:5	fiscal 83:23	105:21	82:9,14	49:22 50:2	48:20 63:14
37:25	20:23	fields 78:22	fit 48:4	106:11,17	84:14 96:13	52:12 61:10	67:20 81:8
experience	fanciful 45:19	fight 91:25	111:17	found 66:23	96:14,20	79:16,18,18	83:23 89:4
30:8 72:18	fantastic 31:9	94:22,24	fixed 25:11	four 5:11	97:4,6,19	99:22	93:12
72:21	far 45:8	95:7 101:3	25:16 61:23	6:19 93:19	98:20,25	104:13	107:11
expertise 43:3	47:20,21	fighting	84:6 102:18	97:15	100:20	110:4 111:8	good-faith
63:4	49:22 75:9	86:11	flat 73:20,24	fourth 30:15	103:2,3,12	goal 16:6,11	26:2 43:24
experts 22:15	91:16	figure 38:21	74:8	58:5,10	103:12,16	19:3,6 60:2	44:4 46:8
expire 87:22	farm 91:12	74:14 111:2	flows 47:4	frack 96:20	106:4,16	84:11 87:3	46:20 49:11
explain 75:12	105:14	112:20	focus 21:23	fragmented	gas-fired	87:12 89:10	83:10
explanation	farmland	116:21	26:7	111:4	75:22	93:16 95:14	good-paying
48:20	70:2	final 58:7,9	focusing	frequently	105:24	95:16	84:20
exports	farms 70:2	Finally 71:5	26:12	30:22	gate 80:3	goal-setting	Google
103:15	98:8,9,10	financed	folks 41:15	front 34:24	generate	99:9	101:20
express 32:14	fashion 19:10	115:2	43:8,13,15	37:5 50:4	58:16 60:16	goals 10:19	government
extended	39:13	financial 9:6	43:21 113:7	62:10	generated	10:22 21:19	21:4 63:17
113:8	faster 96:15	97:16	115:13	fuel 69:4	25:4 65:24	24:2,17	81:25 93:2
exterior 4:18	fastest 30:16	102:25	follow 11:21	106:11,17	66:25	41:19 42:18	101:2
extraordina...	fate 70:12	financially	54:9 55:5	fueled 69:4	generating	86:22	governments
93:3	favor 37:17	28:12 35:2	84:24	fuels 100:20	71:20	105:18	102:4
extremely	67:24 68:6	104:6	113:23	fulfilling	generation	God 38:18	graders 58:6
31:15 81:20	72:24 89:14	106:12	115:24	20:18	17:20 45:5	goes 34:6,14	58:10
116:16	112:15	financing	follow-up	full 34:10	74:22 75:18	44:18 52:7	graduated
	119:4 120:5	33:6,15	49:9 50:7	36:17 41:11	75:20 76:10	75:4 76:2	31:11
F	121:3	115:6	51:21	88:7	76:21 77:18	going 13:3,6	grant 29:23
face 34:22	favorable	find 113:5,11	following	fully 85:2	82:22 87:13	13:17 18:9	31:7
64:12 92:3	61:14	Finding	20:15	87:23 122:5	98:15	22:10 36:9	grateful
Facebook	118:22	87:15	food 23:19	fund 111:8	generously	37:9,15,23	31:20
101:25	119:13	finish 62:6,7	72:6 79:3	funded 29:19	29:19	38:23,24	grazing 70:19
facilities	120:20	finishes	football 78:22	furniture	genuine 92:6	39:20 42:17	98:9
17:23 44:19	121:10	108:10	for-profit	14:19	Georgetown	43:4,13,14	great 60:10
76:21 79:13	favorably	firm 51:2	55:19	further 4:24	90:13	46:16,18	70:14 74:13
101:23	22:21 88:6	65:14 77:17	force 15:14	113:13	getting 49:20	52:25 54:2	79:21 83:19
facility 17:21	FDR 78:21	85:20	forefront	117:20	50:3 55:2	58:11 59:21	83:22 92:16
24:24 40:22	feasible 26:13	firms 65:22	32:6	118:23	59:10 73:20	59:25 61:12	117:5
40:23 43:2	43:15 92:10	66:4 67:6	foregoing	120:21	76:22 77:20	62:24 72:5	greater 63:18
64:24 81:24	February	first 3:9,15	122:7,20	Furthermore	114:5	72:17 77:2	64:2 117:25
83:5 84:8	28:21	6:4 13:24	forests 92:13	21:21	Gettysburg	91:19 94:18	greatest
fact 62:5	federal 34:5	16:7 18:3	forever 70:9	future 22:23	68:21	96:8 97:10	102:25
factor 28:11	87:20 92:3	18:25 23:24	forma 56:13	25:14 27:12	Gibson 3:18	100:12	103:10
62:2 86:24	101:3	30:2 47:2	formal 18:18	36:9 64:17	3:18 6:9	104:21	greatly 5:24
97:16	111:14	58:20 62:16	fortified	73:22 79:7	give 18:9	111:25	86:17
fades 111:18	feel 62:22	62:17 80:2	71:12	79:12 84:3	50:10,11	112:7,18	green 22:23
fail 73:7	felt 36:13	82:15 83:2	forward	84:5,17	54:6	113:12	23:17 64:9
fails 73:5	female 16:17	84:9 90:17	21:12 22:11	87:16 90:22	given 5:12	114:8,14	68:3 85:22
fair 21:22,25	41:22 42:2	91:23 94:18	26:11 30:10	92:8 104:12	70:5 71:6	115:10,24	86:3,12
26:6 43:9	female-own...	99:8 117:10	32:3 60:12	111:25	91:2	117:24	116:25
104:19	15:7,25	118:24	69:13 93:24		giving 18:22	good 2:2 3:22	greener 20:11
fairly 34:15	fence 71:12	119:15	106:9,14	G	44:3 113:24	6:18 15:22	32:3
fairs 26:11	fencing	120:22	114:8 115:7	game 102:3	global 90:24	16:16 18:15	greenhouse
83:17				garages 4:19			

Committee on Transportation and Public Utilities
November 14, 2018

Page 7

20:17 24:2 27:3 65:6 82:9,14 84:14 Greensburg 90:12 Greenworks 23:15 grid 45:9,12 45:15 75:3 75:5,6,13 75:14 76:2 76:3,15,16 77:13,15,20 82:21 96:19 gross 8:6,16 9:2 ground 94:13 group 85:23 89:9 groups 95:2 95:13 growing 30:4 30:16,24 49:20 growth 8:22 65:15 guarantee 5:2 5:5 8:15 21:9 115:9 guess 6:19 44:15 52:6 57:8,18 guys 52:11	103:20 hard 14:9 97:16 Harrisburg 93:13 hastened 98:13 Hawaii 90:6 head 49:20 74:14 headquarte... 66:15 headquarters 76:17 health 67:21 81:12 100:24 healthier 65:7 healthy 23:17 81:14 hear 2:7 22:17 47:15 95:20 100:11 heard 38:15 98:2 118:15 hearing 2:3,5 2:7 17:10 18:24 99:9 105:12 118:13 121:15 heat 59:12 65:9 heating 92:21 heavily 58:24 hedge 25:14 38:9 hedging 38:11 hefty 34:24 height 71:2 held 22:2 Hello 118:7 help 11:15 29:7 82:21 helped 29:9 helpful 56:15 helping 65:16 helps 28:16 32:24 87:11 Hi 95:11	hidden 71:13 high 29:13 57:24 75:2 75:15,16 76:22 high-def 14:3 high-definit... 13:18 14:16 higher 60:25 higher-valu... 8:16 highest 6:21 6:23 hiring 26:20 83:16 111:5 Hispanic 41:25 42:16 historic 18:25 19:17 historically 103:4 history 13:12 15:10 19:21 19:25 hit 46:16 hits 77:5 hoc 71:11 hold 26:6 46:20 52:13 112:7,10 holding 46:9 70:4 105:12 homes 25:8 97:13 homework 118:5 hope 18:21 22:20 60:12 60:16 84:21 88:5 91:23 95:5 104:25 hopefully 117:25 horizons 105:22 hospitals 84:22 host 21:22 101:25 hot 76:23 hour 93:20 93:25 97:14 104:10	hours 41:21 41:23 43:18 45:25 110:3 112:19 houses 76:12 housing 29:5 112:25 hovering 95:19 huge 22:12 hurt 93:9 hybrid 70:22 hydro 109:18 I idea 37:14 40:5 identified 10:22 24:16 illnesses 65:8 imagine 104:7 immense 64:17 65:4 impact 65:20 66:14,19 86:15 87:25 100:24 107:24,25 111:23 impacts 58:21,22,23 64:13 94:17 imperative 69:7 implement 19:9 implementa... 7:14 23:14 implemented 9:11,13 implementi... 10:12 important 38:4 49:10 59:23 62:2 69:7,12 82:15 90:21 101:14 102:20 108:23 117:16 importantly 91:20	imposition 71:9 in-house 31:17 in-state 87:14 In-Ter-Space 4:12 incentive 34:6 incentivize 65:2 inch 21:12 include 4:15 31:10 94:24 98:6,10 included 26:23 58:22 includes 10:9 23:19 106:5 including 4:17 30:5 66:2 81:16 83:12 89:22 90:11 95:13 inclusion 16:17 inclusive 66:7 incorporate 26:3 Incorporated 4:13 increase 74:2 93:15 94:10 110:12,16 increases 5:3 increasing 73:25 87:13 increasingly 72:5 incredible 19:16 incumbent 12:23 independent 63:3 64:3 65:17 individual 35:22 76:11 individuals 52:3 83:13 108:12 industrial 71:9	industries 30:5 industry 28:15 64:19 96:14 97:20 97:21 103:13 influence 79:2 information 12:2 32:20 40:9 54:11 infrastruct... 72:7 infrastruct... 82:13 106:17 inherently 11:25 initiative 32:25 initiatives 60:17 inside 26:6 install 11:24 14:2 installation 29:16 30:7 49:24 68:25 91:15 104:20 installed 91:5 91:8 installers 44:8,10 installing 10:12 Institute 66:22 institutions 20:20 27:7 27:11 84:21 87:9 95:3 integrity 112:5 intend 14:2 intended 69:10 intense 94:3 intent 114:9 intentional 67:4 interconnec...	30:20 110:20 interest 38:19 55:13 114:18 115:10 interested 14:8 15:4 Intergover... 82:7 internally 35:14 International 3:6 4:2 Intersection 7:2 introductory 29:22 inverters 109:3 invest 37:5,9 investigate 19:7 investing 13:20 37:3 62:10 64:23 investment 4:23 13:23 29:2 34:4 34:11,13,23 34:25 39:16 39:18 40:13 48:5 50:25 51:2 55:16 55:18 65:3 73:3,4 111:15,17 113:25 115:14,18 involved 66:12 IRS 55:24 Island 98:15 issue 27:9 59:2 62:15 72:17,24 94:15,16 issued 5:10 16:7 ITCC 94:21 items 10:10 J James 3:11	3:19,24 Jersey 91:3,7 109:24 job 15:3 16:16 21:22 26:6,11 41:14 83:17 jobs 29:7,10 30:4 41:4,5 41:5,6 43:5 44:20 47:3 64:20,25 65:25 79:16 79:17 84:20 93:5,7,15 94:12 108:5 108:17 112:18 jobseekers 31:11 Joe 80:14 Joe's 11:12 Johnson 1:11 2:2,11 3:8 3:14,20 6:8 6:10 9:23 12:15 17:2 17:6,9,25 18:8 23:2,7 27:19,23 32:18 35:4 40:18 47:10 48:22 49:2 49:6 51:17 54:17,21,23 56:17 57:2 57:5 63:11 68:8 72:10 80:8,18 85:15,24 88:11,16,25 95:9 99:25 100:7 116:6 118:11 119:3,7,9 120:3,8,11 121:2,5,7 join 20:5 joining 22:15 Jones 1:12 6:12 9:24 9:25 10:14 10:18 11:3
---	---	---	---	---	---	---	--

Committee on Transportation and Public Utilities
November 14, 2018

Page 8

105:4	28:21 37:14	20:18 28:22	liquidated	32:10 33:8	7:13	mature 97:21	members
106:22	38:13 40:2	60:4 83:2	52:19	65:20 86:7	main 115:15	Mayor 82:24	2:15 3:23
107:7	40:2,12	87:9 97:4	listening 2:18	longer 33:20	maintain	89:22	5:15 6:13
118:18,19	43:13 44:13	101:2,8	74:12	33:21 47:21	108:13	Mayor's	18:15 23:7
119:18,20	44:25 53:20	leading 89:19	little 8:4	98:24	maintaining	91:18	27:23 28:23
120:15,17	61:11 75:9	99:10	35:15,17	look 22:21	24:23	Mayors	32:17 48:23
Joseph 81:3,9	95:22,23	lean 58:24	41:12 43:23	30:10 39:13	maintenance	89:22	49:17,18
journey	96:2 110:25	leap 43:23	54:10 71:21	45:18 78:13	25:20	MBE/WBEs	63:15 68:18
41:23,24,25	114:24	leaps 96:12	94:21	79:7 107:17	major 39:14	21:24	80:22 85:24
42:2 45:22	Korea 14:12	learn 49:21	100:12	110:24	87:2,9	mean 46:6	88:13 100:8
JR 1:12		lease 10:7,15	102:2	111:19	90:17	54:3 75:14	106:25
Julia 99:10	L	113:7	113:13	114:24	making 33:13	112:18	116:15,19
	L 122:14	leasing 79:11	live 11:5,9	looked 39:9	67:8 82:16	114:4	119:24
K	L&I 30:19	112:8	50:14	53:21	manage 76:9	meaning	mention
Kansas 90:12	labor 95:2	leave 9:18	lives 11:15	109:14	76:11,24	11:11 78:6	15:20 31:14
Karen 56:25	104:16	Lecturer	40:9 48:11	111:5	managed	means 101:24	mentioned
68:12 88:21	land 69:18	68:15	LLC 17:22	looking 41:18	76:15,17	122:22	47:18
105:11	70:5,9,11	led 30:17	21:18 24:14	58:19 60:3	management	measured	merely 91:14
keep 48:18	70:18,22	43:10	27:14 36:23	78:17	3:4 4:9	75:4 76:13	message
62:3,24	78:23 98:4	left 58:8	52:22 53:3	110:21	99:14	117:7	67:25
112:3	111:21	85:13	115:11	111:23	Manager	medium-ter...	met 49:16,17
keeping	113:5,12	legislation	LNG 103:15	looks 15:5	23:9 63:17	70:4	meter 74:21
46:11,12	lands 92:14	22:22 50:19	106:2,16	45:19,19	manages 76:9	Meenal 88:21	75:8 76:13
74:8	landscape	63:21 68:5	load 75:2	53:22	76:19	95:11	metric 41:13
Kenney	68:15 71:11	87:18	local 21:24	losing 44:20	manmade	100:17	99:5
82:24 89:22	large 14:3	length 32:23	27:11 36:16	losses 77:14	92:6	meet 28:16	MICHELE
Kenyatta	66:4 76:25	32:24 34:24	63:24 64:3	lost 73:6	manner	42:17 52:18	122:14
1:11 2:10	94:9 97:8	let's 43:24	65:13,15,17	lot 33:3,18,24	92:10	55:21	middle 57:24
kept 97:6	102:22	75:19 85:7	66:5,17,22	44:10 61:15	Marcellus	meeting	77:5
key 101:6	105:14	98:5 99:22	66:24,25	63:4 83:7	96:15	49:11	Mile 98:15
kilowatt	large-scale	letter 53:5,8	67:2,19,22	94:3 109:5	March 5:10	118:14	million 4:24
93:20,25	24:18	letters 52:12	71:15,16	110:7 118:5	Mardi 31:21	121:15	5:2 7:2,22
97:14	larger 91:14	level 57:24,25	78:18 79:3	lots 31:19	margin 53:20	meets 24:17	8:3,9 9:19
104:10	largest 19:20	89:17 101:2	79:4 92:18	92:12	104:12	megawatt	13:7,23
kind 14:22	19:24 20:3	levels 15:18	92:20 93:5	love 46:15	market 30:16	24:23 43:2	29:10,25
34:16 36:6	24:25 28:10	84:15	101:3 102:4	112:16	75:21 97:5	53:13,15	37:12 38:25
36:15 43:7	64:24 71:25	leverage	locally 66:11	low 25:16	marketplace	68:20 82:19	53:16,17
45:14,19	81:24 86:22	33:14 92:16	located 22:7	87:7 97:7,7	38:11	91:12 95:21	95:18
46:2,18,20	91:15 95:24	106:19	83:6	103:4	markets	99:19	108:19
48:17 56:11	lastly 99:18	life 25:17	location	low- 29:4	73:18 96:17	megawatts	mind 62:3
60:2 64:10	103:24	41:9 51:9	76:14	low-energy	103:16	53:11 91:4	mines 92:11
78:16,18	late 14:21	52:17 63:6	locations 4:17	10:12,25	Maryland	91:8 96:3,4	minimal
80:2 101:18	Latinos 45:22	lifespan 70:3	lock 34:4	lower 9:18	44:11	96:5,7	108:11
108:11	launch 29:10	lift 117:2	38:16	33:22 54:6	Massachus...	98:17,18	minimize
109:3 110:3	launched	light 59:12	locked 87:7	84:6 104:13	44:11	110:16,21	10:5
112:12	28:24	limit 112:12	locking 84:6	115:10	Master 23:25	110:22	minimum
113:11	lawns 108:14	line 67:12,16	long 38:20	lowest 54:3	materials	Melton 56:25	4:25 5:5
kinds 11:14	lead 20:10	75:10 76:8	61:13 62:20	93:23	10:13,25	68:12,13	7:22 8:5,14
61:24	29:18 99:7	77:14 118:4	75:17 76:5	lows 34:2	matter 90:24	88:22	61:21
King 76:18	leader 32:8	lined 78:3	112:7,11	lucky 31:15	122:7	105:10,11	Minnott
Knapp 31:22	90:17 95:6	lines 75:16	114:22	luxury 106:8	matters 70:14	member	80:14 81:3
knee 71:2	114:20	76:7	long-term		Matthew	18:18 67:11	81:9
know 14:10	leaders 95:2	link 71:12	21:3 24:11	M	80:15	81:16 85:21	minorities
14:25 15:3	leadership			magnitude			

Committee on Transportation and Public Utilities
November 14, 2018

Page 9

66:9 83:12 minority 15:6 15:25 16:16 21:16 26:3 41:20 minority-o... 67:6 mirrors 46:4 mission 28:18 64:8 81:13 Mitch 88:21 100:4 mitigate 20:25 84:4 mitigating 27:4 mix 36:6 96:23 mobile 44:8 mobilize 92:18 mobilizing 90:14 model 20:20 27:7 36:5 84:23 87:8 moderate-i... 29:5 modes 39:23 modules 108:25 moment 69:3 momentum 101:14 money 37:3,5 38:24 62:10 66:20 93:3 93:21 monitors 14:4 mono-funct... 71:9 month 99:10 99:11 months 13:24 41:11,16,18 45:24 Moscattello 88:20 89:4 89:5 motion 119:4 119:9,10,18 120:4,12,15 121:8	move 21:12 26:10 32:3 55:7 59:5 60:3,12 69:13 85:9 89:24 91:16 106:14 115:7 117:17 118:14,20 118:23 119:24 120:18,21 moving 24:6 48:18 105:18 mow 108:14 multiplier 66:18 municipal 23:25 25:6 69:11,14 86:25 89:17 94:7 95:22 99:6 102:2 municipalit... 50:2 municipally 72:2 112:2 MURPHY 122:14 N name 3:16 23:4 27:20 27:25 57:6 57:9 63:12 63:16 68:10 68:12 80:19 80:24 81:8 85:16,18 89:2,5 100:2,3 105:8,11 nascent 72:8 nation 90:2 91:5,9 nation's 30:2 national 95:6 Nations 89:18 nationwide 76:5 natural 23:20 103:2,12	near 34:2 58:3 104:12 113:9 nearly 25:2 65:22 necessarily 8:23 12:22 43:13 60:8 necessary 34:25 need 11:6 19:7 54:4 55:6,22 58:17 59:14 69:22 72:5 75:18 79:5 84:9 92:7 93:12 97:22 98:22 99:6 100:11,25 113:11 115:6 117:18 needed 64:11 needs 25:7 33:7 64:7 82:2 87:2 negative 64:12 66:14 negotiate 14:22 neighborho... 94:20 neighboring 96:12 Neither 25:17 network 63:18 64:2 76:4 102:8 Nevada 75:25 94:2 new 11:5 14:22 30:25 49:25 64:22 65:25 82:3 91:3,7 96:6 98:12 105:21 106:16 109:24 117:8 newly 31:11 news 102:9	Nicetown 105:25 Nicholas 56:23 68:14 Nick 56:24 nine 41:10,16 41:17 45:23 67:11 non-profit 81:12 86:10 111:16 non-renewa... 69:21 North 44:12 Norway 89:18 note 38:4 39:11 42:14 48:9 93:21 108:23 notes 122:6 November 1:8 nuclear 75:21 98:15 number 7:9 10:9 13:21 46:16 49:15 49:16 51:12 53:25 56:6 60:13 84:19 90:9 99:7 117:14 numbers 45:21 46:14 56:9,10 O objections 122:4 obligation 22:18 obtaining 89:10 obviously 55:17 93:6 off-site 87:10 offer 18:23 119:21 offering 96:24 offers 20:13 87:4 office 5:17	16:4 19:14 21:6,7 22:7 22:13 23:9 23:10,13,23 25:23 30:21 31:17 35:14 42:6,12,22 82:24 117:18,19 Officer 3:25 5:18 offsets 113:19 offshore 109:24 oh 1:12 2:16 12:16,17,25 13:11,15 14:6 15:9 15:19 16:13 16:23 38:17 40:19,20 41:3,17 42:9,13 43:17 44:6 44:13 45:8 46:23 47:7 49:10,23 50:7 99:11 117:21 Ohio 75:24 96:4 OIC 31:4 oil 58:16 100:20 okay 9:15 16:13 40:15 42:13 46:23 47:7 51:6 54:5 61:5 78:11 80:5 81:5 107:20 108:3 118:6 once 20:10 26:9 48:10 50:5 108:10 one-fifth 66:7 ones 39:12 83:2 ongoing 108:6 online 77:4 open 18:12 75:20	operate 25:19 operating 24:23 operation 3:4 4:9 52:17 53:15 operational 105:22 operations 95:22 99:6 108:11 opinion 102:7 107:13 opportunities 26:15 64:18 79:6 109:23 110:5 opportunity 5:12,25 20:9 21:8 21:16 23:11 23:22 24:20 25:24,25 26:18,24 27:6,16 28:13 31:10 32:12 35:24 36:15 37:22 42:7 46:22 60:10,11 63:20 71:4 83:9 86:3 89:13 100:6 110:7,8,12 110:15,22 111:19,22 114:6,10,13 111:12 119:7 120:9 121:5 opposite 72:19 optimizing 57:12 59:16 option 38:3 61:7 89:18 options 19:7 order 2:4 14:17 19:5 35:2 84:10 100:22 ordinance 2:23 17:14	Oregon 49:23 organization 81:13 86:10 86:15 100:18 102:23 original 42:8 originally 16:11 Otis 81:3,9 outdoor 4:16 outlined 87:15 outpace 34:13 output 59:11 outside 11:22 66:15 overall 56:8 61:2 109:5 overdepend... 103:2 overpaying 38:18 oversight 26:18 46:10 83:14 overview 74:20 owned 36:24 51:25 66:8 66:10,11 112:2 owner 85:19 ownership 78:4,5 111:11,12 111:12 114:18 115:21 owns 78:7 113:17 P p.m 1:8 121:21 package 39:6 page 116:18 paging 11:18 11:20 12:7 paid 104:19 panel 18:3 48:24 56:21 61:5 80:13	82:7 88:14 88:19 panelist 95:10 panelists 23:3 panels 34:12 70:23,25 79:9 98:11 104:18 108:14 113:2 paraphrase 58:12 parcel 70:6 parent 45:4 Park 78:21 parking 4:19 92:12 part 8:14 9:12 10:6,8 10:13,15,23 11:7,15 12:10 16:20 19:12 22:10 50:19 59:3 partially 113:4 participate 15:16 21:24 26:8 90:16 participation 5:8 15:18 21:18 26:4 121:18 particular 10:19 31:12 50:17 93:4 116:9 partnered 24:8 partners 71:16 95:4 partnership 30:11 113:16 parts 95:18 pass 88:6,8 passes 87:18 patch 71:10 Paul 56:22 57:9 99:14 pave 84:16 pay 4:25 37:6
---	---	--	---	---	---	--	---

Committee on Transportation and Public Utilities
November 14, 2018

Page 10

68:22	39:18 41:21	41:24,25	116:23	plans 21:22	100:25	precious	59:7 97:25
paying 34:18	41:22,24,25	42:2 45:22	117:4,10	79:12	poor 15:23	69:21	prime 69:18
97:15	42:2,3,14	perspective	Philadelphi...	plant 74:14	70:24 82:22	precluding	principal
PEA 29:9	42:15,15,16	33:7 90:25	28:14 30:3	74:22,23	poorest 94:19	71:2	33:5
30:22	44:18 45:11	pertain 10:10	32:13 42:12	76:25 77:18	portion 21:5	predict 73:22	prior 53:12
peak 77:5	45:21 53:24	Pevzner	85:10	98:16	25:15 109:2	preparation	55:22
PECO 29:19	54:4,5 56:8	56:23 68:14	Philadelphi...	105:24	113:18	118:3	priority
30:20 44:16	60:14,20,21	PGW 107:15	21:23	plants 70:20	position 32:6	prepare 30:8	114:11
44:16,17	61:19,20,22	107:22,24	Philadelphi...	75:18,21,22	positive 65:20	prepared	private 65:23
47:3,5	64:16 65:21	PGW's	22:2,9	75:22,23	67:23	35:11	101:20
62:16 76:8	74:2 79:24	107:13	23:18 44:17	96:21,22	115:20	preparing	privy 40:9
76:9 78:4,6	82:10 84:12	phase 108:11	79:17 84:20	103:14	possibility	30:3	pro 56:13
PECO's 45:4	84:13 86:24	Philadelphia	93:5 114:14	platform	78:13	presence 2:14	probably 9:9
97:12	87:3,13	1:2,7 3:5	Philly 30:17	14:14	possible 7:4	6:11	58:12
pending	89:11,20,25	4:2 17:17	31:7 44:9	platforms	44:8 54:3	present 1:10	107:18
18:20 96:6	90:3,8,10	19:2,15	Philly's 95:13	14:17	55:3,14,16	5:13 100:6	110:4
Pennsylvania	90:15 91:10	20:9,12,14	philosophic...	play 69:9	69:6 85:5,8	presented	115:11
1:7 19:22	91:18 93:16	21:22 22:7	116:17	please 2:21	96:22	60:11 114:7	problem 94:6
20:2 32:7	94:6,23	22:24 23:16	photovoltaic	3:9,15,16	101:11	presents	105:17
42:25 62:18	95:15 99:16	24:8 25:3	86:23	17:12 18:2	115:25	28:13 71:7	proceed
68:17 71:10	99:22	25:18 26:7	pick 73:5	18:3 23:3	post 11:5	President	27:21
72:3 86:23	101:21	26:16 28:3	pie 60:19	27:21 32:21	posters 14:19	28:22 57:10	proceedings
89:9 91:3,6	104:8	28:18,24	piece 70:11	47:22 56:20	potential 8:21	pretty 15:23	122:4
94:4 97:18	110:11	30:15 31:5	70:18	56:21 57:5	70:10	104:5	process 7:10
102:24	111:15	31:8,13,15	114:19	63:11 68:10	113:16	107:19	9:10,13
103:9	112:16	31:23 32:6	pieces 85:9	80:12,13,18	115:15	prevents	10:23 19:13
Pennsylvan...	percentage	35:16 36:16	pipeline 96:6	80:20 85:16	power 19:11	70:12	24:14 42:23
28:10 81:24	8:6,15	41:5 42:10	Pitiful 91:11	88:18,19,25	24:11 32:2	price 24:19	67:17
87:16	60:14 61:2	43:11,16	PJM 76:17	95:10 99:25	48:10 52:14	25:14,16	110:24
Pennsylvan...	percentages	44:20 45:15	110:20	105:8	55:13 61:15	27:4 34:12	procurement
93:11	8:21,24	45:16 57:15	place 11:14	106:18,25	71:20 72:6	34:18 58:23	2:24 4:6
pension 111:8	42:4,6	57:16,20	21:10 43:4	pleased 4:3	73:13,23	61:18,23	5:16 17:15
people 6:19	perform 73:2	62:21 63:19	43:22 44:9	32:14	75:16 80:3	62:12 73:16	19:13 28:6
30:4,8,23	performance	64:2,21	places 75:18	pledge 91:18	81:22,25	73:24 74:5	31:24 35:18
32:12 35:20	59:16	68:2 69:8	placing 70:25	pledged	85:3 86:13	84:5 87:4,7	42:23 67:16
41:11 45:24	period 33:22	69:11 70:16	plan 19:8,9	89:24	87:10 90:20	88:2 93:22	86:5
49:19 58:19	37:9 38:12	71:21,23	19:12 21:16	pledges 83:10	92:17 96:21	97:6,12	produce
58:24 60:8	62:12 84:7	74:19 75:5	23:16,19,25	plexiglas	96:22 101:5	103:18	69:10 70:24
60:13 62:25	112:8 113:8	78:10 80:2	25:25 26:18	14:13	101:18	104:9 109:5	product
75:13 98:3	permanent	81:17,21	26:24 36:15	plow 98:4	103:13	prices 21:4	96:18
100:24	70:8	82:16 84:11	46:22 49:12	point 32:20	104:3	25:13,16	productive
101:13	permit	84:18 86:6	59:19 67:4	47:2 60:20	105:13,24	33:25 36:9	70:23 92:14
102:12	118:24	86:8 89:6,7	83:9 114:6	61:12 74:17	114:25	37:23 39:20	professor
103:7	119:15	90:16,22	114:11,13	87:7 90:13	powered 19:4	51:12 61:10	63:5
104:19	120:22	92:23,25	planet 69:8	pointed 37:16	PPA 82:15	61:13,25	profile 48:4
112:17	121:12	93:9 94:20	95:18	points 100:14	91:13	73:17,18	52:5
116:24	permitting	95:5,16	planned	Policy 85:21	PPAs 39:10	84:3,6 87:6	profit 53:20
percent 5:7	30:19	97:9 100:5	69:18	political 97:3	Practical	93:23 97:10	profitable
15:6 16:6	person 5:13	100:17,21	100:13	pollinator	57:10	103:3,6	64:5
16:10 24:3	22:18	101:4,7	planning	70:21	practice	104:6,18,20	program 3:5
24:5,6 25:6	personal	102:14	71:22 81:21	pollinator-f...	49:25 71:24	pricing 36:7	4:10 7:13
34:14,15,15	72:21	104:23	94:17 99:13	98:8	practices	primary	7:15 8:18
38:5,8	persons 41:23	110:6	105:21	pollution 65:9	26:21 83:16	11:18 16:2	10:13 11:2

Committee on Transportation and Public Utilities
November 14, 2018

Page 11

13:24 30:2 30:18 58:4 58:5 62:17 programs 31:2 57:21 62:17 83:19 project 19:20 19:25 20:3 20:13 21:10 21:25 22:6 22:10 24:10 24:14,16,25 25:5,13,21 26:5,9,17 26:25 27:6 27:14 30:6 30:13 31:9 32:4,5,15 33:6,8,15 33:16 34:9 34:17 36:13 36:25 37:11 37:12 38:4 39:5 41:12 41:16 42:23 43:21 46:9 46:10,13 47:24 51:5 51:5,9,14 52:18 56:8 62:7,8 63:7 65:14 67:14 67:20 68:23 69:14,25 71:25 72:7 78:2,9,16 78:20,24 79:10,22,23 83:21,24 84:16 86:23 87:17,25 90:20 91:22 91:25 93:4 95:21,24 96:3 98:2,6 98:24 99:19 101:11 102:10,18 103:19 104:23 106:15 108:9 109:5 109:20	110:15,19 111:24 112:3 113:14 114:15 project's 22:3 projections 9:8 projects 29:3 29:11 33:9 34:7 35:22 36:3,8 43:9 49:24 84:9 84:18 91:17 91:24 92:8 93:6 94:11 96:5 97:5 97:24 105:21 106:11,17 106:19 109:19 113:3 114:25 promote 20:23 86:16 92:18 promotes 21:16 properly 47:16 proportion 104:15,17 proposal 5:13 10:9,23 16:9 35:12 64:10 67:24 73:23 106:3 proposals 5:11,20 73:18 74:3 propose 10:24 proposed 4:22 8:17 11:24 13:25 68:20 69:9 90:20 101:5 proposer 5:12 proposes 4:11 protect 38:19 81:14 100:24	103:20 protecting 64:7 101:8 protocol 31:25 proud 95:7 96:2 provide 9:10 13:17 14:7 16:10,14 23:11 25:5 65:19 84:19 102:18 110:11 provided 5:22 15:14 16:5 39:5 provider 40:23 provides 4:24 12:2 64:17 65:4 86:24 providing 21:3 24:16 24:17 40:7 proviso 117:17 proximity 109:21 113:4 Prussia 76:18 public 1:4 2:4 2:6,7,12 11:4,10,20 17:10 86:2 102:7 118:12,14 121:14,20 122:15 pull 53:5 pulling 75:5 Pumping 96:14 purchase 17:18 19:11 20:22 24:11 25:4,10,21 27:8 28:8 44:23 48:11 52:14 55:13 61:16 73:14 73:23 80:3 81:22 85:3	86:9,13 87:10 90:20 101:6,18 104:3 105:13 114:25 purchased 44:24 76:3 purchasing 39:12 51:2 56:12 75:7 75:20 101:24 purpose 2:7 36:23 pursue 33:24 55:16 pursues 93:16 put 14:13,15 16:7 34:21 50:13 90:25 93:23 109:16 112:24 114:9 putting 77:13 Q qualify 87:24 quality 23:20 65:8 82:23 83:22 question 11:4 12:4 40:5 42:20 47:15 50:8,17,21 50:22 55:5 61:3 62:4 69:19 74:11 77:25 78:12 79:15,20 94:16 108:4 109:8 112:23 questioning 73:8 questions 6:7 6:13 10:3 17:3 27:18 35:10 48:23 49:10 51:22 58:7,10 61:4 63:2,8	69:16 72:13 88:13 107:12 116:17 117:14,23 queue 110:20 quick 50:6 107:12 quickly 53:22 55:14 69:6 84:24 85:8 101:10 102:15 quite 103:4 quorum 2:15 quote 98:25 quoted 88:2 R radically 67:19 raise 46:14 raised 49:11 50:17 58:11 69:16 93:22 102:17 117:15 Raising 89:15 ran 29:12 62:16,17 range 6:24 110:5 ranked 7:10 rapid 34:16 69:22,23 82:12 94:9 100:18 rapidly 11:6 28:15 82:5 rate 25:11 40:12 50:9 50:10,12,23 50:24 54:3 54:6 98:12 115:10 rated 102:23 103:9 ratepayers 76:12 rates 94:5 96:20 97:8 Raval 56:24 88:21 95:11 95:12	rays 74:16 reach 13:20 79:24 87:12 reaching 86:20 87:2 read 2:21 17:12 56:25 81:6 reading 6:4 68:13 81:7 118:24 119:15 120:23 121:12 ready 89:8 94:25 95:3 95:4,14 real 9:17 32:11 34:3 58:25 59:22 reality 42:24 really 36:10 36:10 39:19 42:20 45:6 48:17 50:25 57:19 58:18 61:11,14 62:2 63:7 76:22 78:25 79:25 101:9 101:14 109:4 112:12,23 113:3 114:6 114:8 117:11,23 117:24 reason 39:17 73:7 103:5 reasonable 13:13 reasons 27:13 33:3,18 115:4 recall 6:22 7:11 receive 111:7 received 5:11 8:14 29:23 74:4 recess 121:16 recession 66:2	recognize 2:14 recognizes 107:8 118:17 119:17 120:14 recommend 27:13 recommend... 118:22 119:13 120:20 121:10 recommmend... 36:20 record 3:16 15:24 23:4 27:20 34:22 49:13 55:3 57:6 63:12 68:11 80:19 85:17 89:2 100:2 105:9 recoup 52:25 recruited 22:3 recruitment 83:16 reduce 20:16 66:13 95:17 99:15,21 101:12 reduced 96:18,24 reducing 24:4 27:2 61:24 65:5 reduction 20:19 28:16 84:13 86:21 91:19 reference 91:3 referenced 99:14 reflects 26:2 refuses 92:4 regarding 55:6 region 41:4,6 41:7 45:7 77:2 83:4	84:19 85:21 98:23 region's 67:20 regional 20:16,24 27:3 76:16 79:2 105:20 register 18:19 related 17:19 65:9 Relations 63:17 relationship 72:9 relatively 6:24 release 24:9 released 23:24 relegated 94:19 relevant 34:18 remains 70:23 remarks 18:12,23 remember 14:11 remote 75:2 renewable 19:5 24:6 24:10 34:6 39:15 58:15 59:9 64:16 64:19 65:3 69:5,10,24 71:20 72:2 78:18 79:8 82:20 84:12 85:10 87:3 87:11,21 89:12,16,21 89:25 90:4 90:8,10,15 91:2 92:2 92:19 93:17 94:23 95:15 96:11 98:13 100:21 101:15,21 105:19
---	--	--	--	---	--	--	--

Committee on Transportation and Public Utilities
November 14, 2018

Page 12

109:17 renewables 90:19 96:23 97:17,21 98:19 renewal 12:20,22 repair 108:15 repeated 19:23 repetitive 100:11 replace 96:22 replaced 98:17 replacing 96:21 report 64:22 82:8 94:21 96:18 103:21 reported 118:21 119:12 120:19 121:9 reporter 122:24 represent 65:21 117:2 represented 20:7 represents 32:9 102:7 reproduction 122:21 reputable 102:22 request 6:3 119:13 121:11 required 19:17 49:14 requirement 16:20 requirements 21:20 41:20 resident 89:6 residential 30:24 residents 20:21 27:8 64:19 117:3	resilience 63:23 resilient 65:19 resistance 97:25 resource 69:21 resources 23:21 respectful 72:8 respectfully 6:3 respond 11:6 73:9 responded 6:20 respondents 21:8 response 16:9 17:5,8 88:15 119:8 120:10 121:6 responses 109:19 112:24 responsibili... 25:20 responsibility 82:17 responsible 19:9 23:14 24:22 99:4 117:12 restate 47:22 result 8:16 19:12 31:25 64:14 81:23 114:7 resulting 97:7 return 40:13 50:9,11,12 50:23,24 returning 31:3 returns 40:6 revenue 3:25 7:21 8:13 9:3 93:7 117:6 review 61:15	reviewing 5:19 Reynolds 1:13 2:19 18:11 27:24 49:4,7 116:12 RFP 5:10 6:20 10:22 16:7,12 21:8 24:9 24:13 27:10 35:11,13,20 35:22 109:16 112:24 114:9 Rica 89:19 right 12:13 16:23 38:11 39:16 40:11 40:25 51:15 52:9 72:25 74:6 88:16 91:16 104:3 110:10,21 116:22 117:3 118:9 rights 81:14 rising 104:16 risk 20:25 27:4 48:9 48:11 61:24 62:6,14,23 78:7 91:21 102:25 103:10,18 117:6 risks 84:4 road 71:7 roadways 4:17 Robin 3:18 role 59:3,4 69:8 roof 79:11 rooftops 92:11 Room 1:7 roughly 13:7 78:21 rowing 106:9 106:10	RPR-Notary 122:15 rules 6:3 55:24 118:23 119:14 120:21 121:11 run 59:15 114:22 runaway 69:3 rural 71:10 72:4 S safer 65:11 safety 11:4,10 29:18,18 saleable 115:18 sales 15:14 sat 38:14 save 11:15 38:23 92:25 93:20 saying 8:20 13:5 14:24 38:17 39:19 100:17 101:17 104:2 112:4 113:24 119:5 120:6 121:3 says 41:3,20 SBN 63:19,20 64:23 67:10 67:25 scale 67:18 79:24 111:22 scales 98:22 Schapira 18:5 27:22 27:25 44:7 46:25 schedule 87:25 school 29:13 57:15,20,23 57:24,24 58:3,9 68:17 schools 29:4	scientific 102:23 scientists 82:4 102:21 103:9 scope 4:14 screen 14:3 14:18 screens 13:19 14:16 second 26:11 99:13 secondary 66:25 seconded 119:2 120:2 120:25 sector 65:23 82:6 101:20 102:2 sectors 30:25 secure 115:6 see 9:6 11:11 16:18 37:22 38:22 51:8 55:25 61:21 67:13 79:15 79:17,18 93:14 103:22 107:23 109:9,10,23 112:16 seeing 14:8 17:9 64:14 73:17 seek 52:12 87:10 seeking 24:9 30:23 96:17 seen 27:9 74:2 97:10 select 7:7 72:25 selected 5:22 8:8 26:10 67:14 selecting 9:17 67:2 selection 5:14 5:14,21 7:10 8:24 9:11 26:20	36:18 83:15 Self-Reliance 66:23 semesters 29:12 send 75:16 sending 67:25 Senior 68:14 sense 33:24 36:17,17 83:24 109:21 sensitive 92:10 SEPTA 14:11 14:18 27:9 105:24 serious 30:18 serve 66:16 100:4 serves 87:8 services 4:12 4:14 serving 64:6 session 6:5 118:25 119:15 120:23 121:13 set 19:3 20:20 23:25 26:11 71:23 72:8 87:21 sets 27:6 55:24 seven 7:24 9:7 13:7 28:11 72:19 86:24 91:14 seven-year 4:21 7:17 12:19 sevenfold 20:4 25:2 severe 65:10 shade-loving 70:20 Shale 96:15 share 28:4 103:21 shared 52:10 102:8 sharing 64:7	72:21 sheep 70:19 sheer 78:20 sheet 39:6 52:10 53:10 shelter 11:14 shelters 4:18 shift 67:17 shoot 69:25 shooter 11:9 short 33:23 57:19 62:24 106:12 112:25 short- 32:10 shorter 38:12 shortlisted 36:2 shortly 106:3 show 20:17 showing 74:22 shrink 60:19 shrubbery 71:13 side 58:21 73:4 98:23 Siemens 29:20 Sierra 89:10 sign 52:14 signals 11:13 signed 14:23 26:23 48:10 55:14 significant 82:2 103:18 104:11 108:25 significantly 104:21 signify 119:4 120:5 121:3 similar 27:10 36:10 84:24 101:24 simpler 53:14 single 19:20 19:24 46:16 52:22 sir 7:18 sit 117:20 site 69:19	108:13 sites 78:14 111:4 siting 68:24 sitting 74:12 situations 11:7 six 41:10,16 41:17 45:23 47:19 91:6 sixth 91:5 size 62:5 78:20,21,23 slash 24:2 small 29:5 66:5,8,10 90:23 96:3 smart 28:12 31:16 smarter 99:14 smoke 46:4 snap 107:19 social 64:12 65:4 95:2 societies 69:7 soils 69:20 solar 17:21 17:22 19:20 19:24 20:3 21:18 24:14 24:24,25 26:5,14 27:14 28:10 28:15 29:15 30:6,13,14 30:16,23 31:8,9 33:16 34:11 36:20,23 37:8,18 39:22 40:6 40:10,22 43:2,8 45:12 49:19 50:4 51:22 51:24 52:11 53:23 60:15 60:22 64:24 68:20 69:9 69:17,25 70:2,11,14 70:17,23,25
--	---	---	--	--	---	--	--

Committee on Transportation and Public Utilities
November 14, 2018

Page 13

71:6,24	112:9,23	55:10,22	strategy 70:4	supplier	23:15,18	55:4	23:5,11
72:24 73:14	113:6	57:7,9,18	street 16:8	72:25	63:18,25	tax 34:5,5,11	35:5 38:15
73:23 74:12	speak 5:25	62:25 87:23	strengthen	supply 21:5	90:22 92:2	34:13 39:17	54:19 56:19
75:11 76:24	32:21 56:2	started 47:24	67:19	69:23 91:10	Sweden 89:18	39:18 48:5	56:25 57:7
79:8 81:24	86:3 89:13	48:15	strident	103:16	switchgear	55:8,10,11	63:13 68:9
82:3,15	speaking 89:7	110:24	21:19	110:13	74:25	55:16,18,21	68:13 72:11
83:5,21	spearheaded	starting 34:8	strides 92:24	supplying	system 11:9	56:3 87:20	80:10,20
84:8,17	30:20	109:25	strip 92:11	26:7	11:18,22,23	87:24 93:7	81:6 85:14
86:18,22	special 36:23	starts 34:7	strong 28:5	support 4:4	11:25 12:8	111:15,15	88:5,17
87:13,16	specialty	52:15	32:14 36:14	6:2 28:5	79:2,4,4	111:18	89:3 100:7
91:4,15,22	109:3	state 3:15	36:15 52:8	35:15,17	systems 65:7	113:19,24	100:11
92:20 93:23	specific 10:22	20:3 23:3	53:25 82:25	68:4,19		115:14,18	105:5,9
94:10 95:21	11:21 45:13	25:2 27:20	86:20	86:4 91:22	T	team 95:14	106:23
95:24 96:4	62:11,12	49:12 57:6	strongest	99:20 101:5	table 3:13	95:16	107:3
96:8,8 98:8	68:23 115:5	62:18 63:12	66:18	104:22	9:19 18:7	tech 39:14	Texas 90:13
98:9,19	specifically	64:22,24	strongly	105:12	57:4 77:23	technical	thank 3:8 6:8
101:5 104:4	10:10 26:15	68:10 72:3	63:21 68:4	117:2	80:17 88:24	29:14 74:11	6:16 9:21
104:6	45:11	80:19 85:16	101:4	supporting	107:6	technologies	9:22,23,25
105:14	105:23	89:2 91:15	105:12	31:5 66:17	tabs 46:11,12	66:4	12:14,17
107:21	specify 98:5	91:21 93:12	structural	97:4	tag 109:5	technology	16:24 17:2
108:25	109:17	93:16 94:2	112:5	supports	tails 77:6	98:21	17:25 18:13
109:11,18	spelled 53:10	95:25 100:2	structure	63:21 85:3	take 27:18	television	18:22 19:16
109:20	spend 53:17	101:3,16	113:16	86:13	33:12 43:24	13:18 14:16	22:12,25
110:8	61:2	105:8	students	104:25	55:17 59:22	tell 46:15	23:2,10
112:15	spending	stated 19:22	29:14,21	suppressed	101:7	96:13	27:16,19
113:2	66:25	states 65:25	57:22	97:3	107:22	temper	32:16 35:3
114:18,21	spent 66:24	89:23 90:6	study 66:22	sure 15:17	111:14	116:20	35:4,5,7
Solarize	Spiegel 56:22	90:14 96:4	subcontract	16:19 33:2	114:19	Temple 58:3	40:15,17,18
30:17	57:8,9 73:9	96:13	16:2	52:2 57:2	115:21	63:5	40:20 46:23
solely 44:24	73:12 74:7	102:24	subcontract...	72:25 73:11	117:6,8	ten 38:22	47:7,9,10
Solutions	74:21 75:15	103:10	26:9	82:16 93:14	taken 47:3	72:19	47:13 48:20
57:10	77:12	statewide	subdivision	112:6	122:6	ten-year 29:2	48:21,22
somebody 8:9	spike 61:10	93:14	70:8	surfaces 4:18	takes 96:20	tend 58:24	49:8 51:16
15:2 73:5	103:7	static 4:15	subject 36:8	surrounding	talk 39:7	tension 75:16	51:17,19
somewhat	spikes 25:14	stay 25:16	subsidies	57:17 71:8	41:14 54:10	term 4:21 5:6	54:15,16,17
32:23	27:5 84:5	Steering	97:22	71:19	113:22	9:4 33:20	54:18,22
soon 85:5	103:18	100:4	subsidizing	suspended	115:13	33:24 38:20	56:15,16,17
sophisticated	sponsor	stenographic	97:19	6:4 118:24	117:20,23	39:5 52:10	56:18 63:19
31:16	18:10 49:3	122:6	substantial	119:14	117:24	53:10 61:13	68:7,8
sort 43:23	54:24	step 69:12	46:2	120:22	talked 14:11	87:8 106:12	72:10,14
47:2,4,5	116:11	82:16 87:2	substantially	121:12	38:3 50:9	terminals	80:5,7,8,9
114:2	sponsoring	90:21,23	94:5	sustainability	50:13 110:2	4:16	80:10,21,22
sound 47:20	80:24	103:15	suburban	10:11 19:14	110:25	terms 3:7	80:23 85:12
sounds 46:3	spread 33:20	Stepp 80:15	70:7	20:6 21:7	114:10	17:24 34:16	85:14,15
source 103:3	stable 21:3	steps 59:23	suburbs	21:11 22:13	talking 79:11	36:5 53:10	86:2 88:3
sources 53:24	staff 22:14,18	60:7	62:21	23:13,24	108:16,19	68:24	88:10,11,17
58:14 82:22	31:17 35:15	stop 62:25	summer	28:20 30:21	108:23	territory 78:6	89:12 95:8
83:25 86:18	50:14	storage 92:20	76:23	31:18,22	114:17	testify 4:4	95:9 99:24
89:12 92:19	stand 52:8	96:9,23	sun 77:4	82:25 85:20	targeting	17:7 27:17	105:3,4,10
South 14:12	121:15	98:20	sun's 74:16	117:9,19	90:5 92:10	63:20 105:7	105:11
Southwestern	start 34:9	story 57:19	sunshine 94:3	Sustainabili...	Taubenber...	testimony 2:8	106:21,22
89:9	48:4,10	strategic 19:8	supervision	23:9	1:13 2:17	3:17 6:19	107:2,9
space 79:12	52:16 55:7	31:24 59:19	122:23	sustainable	47:11,12	18:9 22:17	116:5,6,14
					48:6,13,19		

Committee on Transportation and Public Utilities
November 14, 2018

Page 14

117:13,16	threat 92:6	today's 25:12	15:1 16:1	116:1 117:1	13:9,14,22	59:19 60:19	W
118:4,8,10	three 29:12	26:22 39:9	17:1 18:1	118:1 119:1	15:8,12	60:23 70:9	wage 104:19
118:11,19	36:4 59:7	tone 72:8	18:16,16	120:1 121:1	16:4,19,25	76:14	waiting 60:4
119:20	65:24 98:14	tons 99:5	19:1 20:1	121:19		106:18	walk 74:17
120:17	107:14	110:6	21:1 22:1	transporting	U	uses 10:13	want 6:10
121:17	108:17	top 36:4,11	23:1,21	77:15 78:8	U.S 29:20,24	70:22 71:3	18:19 19:15
Thanks 100:3	three-dime...	82:4	24:1 25:1	tried 42:20	32:9 93:24	71:16,18	33:3 49:9
100:5 116:4	14:5	total 5:4,11	26:1 27:1	triple 67:12	102:25	98:7	57:18 60:2
they'd 34:12	thrilled 67:13	7:20,23,25	28:1 29:1	67:15	ultimately	usual 59:21	72:16 73:6
thing 13:19	95:20	13:22 15:17	30:1 31:1	true 122:7	16:21 33:22	59:24	79:22 80:9
15:20 46:2	thrive 97:22	37:8,10,12	32:1 33:1	try 16:2	36:6 45:23	Utilities 1:4	94:8,12
things 11:14	thriving	56:8 91:8	34:1 35:1	62:25	109:20	2:6,13 3:24	100:16
14:17 45:17	63:24 64:9	104:15	36:1 37:1	100:13	uncomforta...	18:17 86:2	102:12,15
59:14 61:14	68:3	track 15:24	38:1 39:1	111:2,25	38:20	121:20	104:19
90:25	tie 36:16 75:3	31:6	40:1 41:1	112:20	understand	utilize 10:24	105:16
108:14	tied 55:10	trades 30:10	42:1 43:1	trying 10:19	13:2 14:9	utilizes 74:19	110:12
112:13	time 6:7	30:11	44:1 45:1	11:8 15:2	16:15 32:24		116:24
think 14:20	30:15 32:18	traditionally	46:1 47:1	22:23 38:19	34:23 44:14	V	117:8,13
15:21 33:5	32:23 33:22	41:14	48:1 49:1	38:21 74:13	45:9 54:13	valid 69:20	121:17
36:9 38:4	34:3 37:9	trail 90:19	50:1 51:1	115:24	94:14 112:5	valuable	wanted 18:21
39:3,17	38:12,16	train 49:22	52:1 53:1	116:21	116:3	113:5	31:14 34:21
42:19,24	41:11 55:15	49:25	54:1 55:1	Tuesday	understand...	value 5:23	35:10 50:6
43:6 46:5,6	58:8 61:12	trained 50:5	56:1 57:1	118:2	15:13	7:20 8:12	55:5 77:25
61:25 72:23	62:20,21	trainees	58:1 59:1	turning 59:14	underutilized	9:12,17	wants 116:8
73:20 75:3	68:21 69:22	28:14 31:10	60:1 61:1	TV 75:14	113:6	37:11 39:22	waste 23:21
78:24 79:3	73:4,6 80:2	training	62:1 63:1	twenty-seco...	underway	55:8,11	wasted 71:4
79:7 99:10	82:3 84:7	26:15 29:13	64:1 65:1	91:9	60:17	56:2,6	watching
99:12	85:12 94:22	30:23 31:2	66:1 67:1	twice 78:21	union 30:9	values 67:16	75:13
100:10	102:4 104:8	31:6 49:19	68:1 69:1	twisted 97:4	102:21	values-based	water 65:8
101:17	106:13,16	83:19	70:1 71:1	two 36:11	103:8	65:14 67:3	watts 59:13
102:3,20	109:9 112:8	transcript	72:1 73:1	43:17 45:24	unit 33:23	variety 84:3	way 5:9 11:13
103:17,22	112:11	122:8,21	74:1 75:1	49:16 65:24	United 65:25	vendor 44:3	13:2 20:25
104:2,10	113:8	transfer	76:1 77:1,9	90:5 93:24	85:23 86:4	46:7,12	25:13 37:15
108:5,22	timeline	112:13	78:1 79:1	106:5	86:12 89:23	50:11	38:23 41:9
109:22	87:18	transforma...	80:1 81:1	108:17	universities	114:12	70:13 72:23
111:21	times 53:13	70:6	82:1 83:1	110:2	84:22	vendor's	77:19 84:16
112:14,22	91:7,14	transformers	84:1 85:1	112:19	University	50:23	89:19 111:3
114:4,14	title 2:21	74:24	85:25 86:1	type 12:4	58:3 63:5	vendors	117:12
115:15	17:13 63:12	transition	87:1 88:1	13:19 32:25	68:16	49:18	ways 32:22
thinking	68:11 80:19	64:15 82:5	89:1 90:1	typical 33:9	unorthodox	Vermont	59:7 83:20
44:15 59:22	85:17	82:18 85:10	91:1 92:1	typically	32:23	90:12	101:6,14
78:25	today 2:18	100:19	92:22 93:1	38:10 73:14	unprece...	versus 7:7	we're 22:23
third 66:9	4:3 5:25	transitions	94:1 95:1	108:12	82:12	51:5	31:5,15
thorough	20:8 22:16	82:13	96:1 97:1	112:9	up-front 37:3	viable 106:12	33:20 34:18
19:13	27:17 32:18	transmission	98:1 99:1	Tyrrell 3:11	urban 58:25	109:25	38:10,18
thought 39:9	40:3 48:17	76:7	100:1 101:1	3:19,19,22	urge 68:5,22	vibrant 65:18	39:11 40:8
70:3	52:11 63:20	transportat...	102:1 103:1	3:25 6:22	69:14 84:23	Vision 23:15	46:18 48:15
thoughtful	80:11 88:7	1:3 2:1,6,12	104:1 105:1	7:4,8,18,21	85:4 106:14	visual 11:19	48:17 52:24
31:24 42:21	89:7,14	3:1,24 4:1	106:1 107:1	7:25 8:4,11	urgent 90:24	11:19 12:7	54:2 55:2
116:16	95:13 98:3	5:1 6:1 7:1	108:1 109:1	8:23 9:9	usage 10:25	volatile 103:5	55:19 56:11
117:7,11	100:7	8:1 9:1 10:1	110:1 111:1	10:8,16,21	38:6 99:16	vote 68:5	63:3 73:20
thoughtfully	107:14	11:1 12:1	112:1 113:1	11:17 12:6	use 17:22	106:16,20	77:16 78:5
19:8	118:16	13:1 14:1	114:1 115:1	12:11,21	25:7 33:14	voting 14:9	78:17,24
					37:6 57:13	67:23 85:5	

Committee on Transportation and Public Utilities
November 14, 2018

Page 15

79:10 86:14	109:11	100:22	32:12	31:1 32:1	62:18 104:2	91:1 92:1	87:22
91:24,25	window 85:6	world's 82:4	YouthBuild	33:1 34:1	104:4	93:1 94:1	203 89:23
94:24 95:3	winds 109:24	worldwide	31:7	35:1 36:1	15- 33:10	95:1 96:1	2030 19:5
95:4 96:10	winter 107:18	101:22	Z	37:1 38:1	15-year 34:2	97:1 98:1	24:7 82:10
108:16,18	wishes 106:2	worry 62:15	zero 59:6,20	39:1 40:1	18 13:24	99:1 100:1	84:12 87:15
108:23	witness 3:10	wouldn't	86:18 96:25	41:1 42:1	18,000 25:8	101:1 102:1	90:4
111:25	3:12 18:6	14:14	97:23 98:16	43:1 44:1	180965 1:15	103:1 104:1	2035 87:4
116:17	57:3 77:22	111:13,13	98:18 99:8	45:1 46:1	2:1,8 3:1	105:1 106:1	90:5
117:24	77:22 80:16	write 68:19	101:10	47:1 48:1	4:1 5:1 6:1	107:1 108:1	2045 90:8
we've 26:22	88:23 107:5	writing 50:14	zone 78:5	49:1 50:1	7:1 8:1 9:1	109:1 110:1	2050 84:14
27:9 39:5,9	107:5	50:15	0	51:1 52:1	10:1 11:1	111:1 112:1	90:5 91:19
43:9,25	witnesses	wrong 47:22	0.02 42:16	53:1 54:1	12:1 13:1	113:1 114:1	22 25:6 34:15
44:2 46:7	3:12 18:3,6	52:7	0.2 91:9	55:1 56:1	14:1 15:1	115:1 116:1	38:7 41:24
52:10 53:17	18:9 57:3	X	1	57:1 58:1	16:1 17:1	117:1 118:1	44:17 45:11
60:23 73:6	80:16 88:23	Y	1 29:2,8	59:1 60:1	18:1,24	118:13	45:21 60:14
73:16 74:2	women 21:17	Yeah 44:6	1,600 96:7	61:1 62:1	19:1 20:1	119:1,19,22	60:20 79:24
97:19,25	26:3 66:10	48:2 54:8	1.2 42:15	63:1 64:1	21:1 22:1	120:1,4,13	86:24 94:6
110:18	67:6 83:12	108:21	1.25 29:25	65:1 66:1	23:1,12	120:16,19	110:11
114:12	wonder 96:10	114:23	1:15 1:8	67:1 68:1	24:1 25:1	121:1,9	225 29:10
wealth 64:7	wondering	116:2	10 54:5 87:13	69:1 70:1	26:1 27:1	180974 1:15	25 99:15
65:16 67:9	54:2	year 5:2,4,4	110:16	71:1 72:1	27:15 28:1	2:9,22 4:4	105:23
weather	words 81:7	13:7 23:23	10,000 29:7	73:1 74:1	28:5 29:1	6:2 17:11	25,900,000
65:10	work 19:17	29:8,9	100 24:6	75:1 76:1	30:1 31:1	118:18,21	5:6
weatherizat...	31:22 33:6	47:18,25	37:11 38:5	77:1 78:1	32:1 33:1	119:11	26 7:22 34:15
29:17	35:2 43:10	48:3 53:24	64:16 66:23	79:1 80:1	34:1 35:1	1995 65:25	28 8:4 35:21
Wednesday	50:6 54:14	57:25 58:9	84:11 87:3	81:1 82:1	36:1 37:1	1st 4:21	112:24
1:8	54:15 57:11	72:18,20	89:8,10,20	83:1 84:1	38:1 39:1	2	28,000 64:20
week 49:19	57:14,19	73:19 74:2	89:24 90:3	85:1 86:1	40:1 41:1	2 61:21	29th 118:6
weeks 47:19	72:6 95:3	87:4,19	90:7,10,15	87:1 88:1	42:1 43:1	2,526 91:4	3
welcome	113:25	93:16 94:23	95:14,14	89:1 90:1	44:1 45:1	20 5:7 15:5	3 8:9 41:24
16:25	116:24	101:21	101:21	91:1 92:1	46:1 47:1	5:16 10 24:5	3.55 5:2
welcomes	117:12	108:19	108:19	93:1 94:1	48:1 49:1	25:10 32:22	3.6 42:15
71:15	worked 21:7	112:15	112:15	95:1 96:1	50:1 51:1	33:4 38:20	3.7 13:6
went 42:21	22:14	100,000	100,000	97:1 98:1	52:1 53:1	53:24 54:4	3:00 121:20
109:16	workers	53:14	53:14	99:1 100:1	54:1 55:1	61:20,23	30 8:3 34:14
West 89:6	45:16	11 99:22	11 99:22	101:1 102:1	56:1 57:1	73:24 74:4	39:18 56:8
white 42:15	workforce	11 14/18 2:1	11 14/18 2:1	103:1 104:1	58:1 59:1	74:9 102:19	111:15
wholeheart...	22:3,4	3:1 4:1 5:1	3:1 4:1 5:1	105:1 106:1	60:1 61:1	105:23	31st 48:15
86:12	26:12 41:19	6:1 7:1 8:1	6:1 7:1 8:1	107:1 108:1	62:1 63:1	20-year 33:10	350 95:15,18
104:22,24	43:7,12	9:1 10:1	9:1 10:1	109:1 110:1	64:1 65:1	33:25 37:17	100:5,17
wholly 36:24	44:2 67:7	11:1 12:1	11:1 12:1	111:1 112:1	66:1 67:1	84:7 87:8	101:4
willing 113:7	83:11,18,20	13:1 14:1	13:1 14:1	113:1 114:1	68:1 69:1	104:3	104:23
win-win 32:9	working	15:1 16:1	15:1 16:1	115:1 116:1	70:1 71:1	2006 84:15	350's 95:16
wind 34:7	25:23 41:12	17:1 18:1	17:1 18:1	117:1 118:1	72:1 73:1	2016 28:21	37,000 81:15
62:17,17	41:15 44:17	19:1 20:1	19:1 20:1	119:1 120:1	74:1 75:1	2017 29:9	386 91:8
92:20 96:8	45:23 52:3	21:1 22:1	21:1 22:1	121:1	76:1 77:1	2018 1:8 5:10	4
98:19	62:23 83:7	23:1 24:1	23:1 24:1	12 16:6 53:23	78:1 79:1	2019 4:22	4 4:23 7:2 8:9
109:12,18	108:13	25:1 26:1	25:1 26:1	82:8	80:1 81:1	34:10 47:19	9:18 13:23
109:19	115:16	27:1 28:1	27:1 28:1	14 1:8	82:1 83:1	47:19,23,24	4.4 104:9
110:6	works 13:2	29:1 30:1	29:1 30:1	14,000 93:15	84:1 85:1,6	47:25 48:3	400 1:7 96:4
wind-down	56:13	York 96:7	York 96:7	15 37:19	86:1,4 87:1	48:15 55:7	410 95:19
34:14,16	world 11:5	young 29:15	young 29:15	38:14 40:3	88:1,4 89:1	55:23 87:23	45 66:24 82:9
windmills	50:4,15	30:4,8 31:6	30:4,8 31:6	41:25 45:22	89:14 90:1	2020 34:8	

Committee on Transportation and Public Utilities
November 14, 2018

Page 16

5							
5 41:22 42:2							
61:19,20							
73:25							
50 24:3 29:10							
29:21 38:25							
41:21 60:20							
81:18							
50,000 5:3							
500 78:22							
508,000 99:4							
5th 5:10							
6							
6 53:17							
6.8 97:13							
7							
7 53:16							
70 24:23 43:2							
53:14 68:20							
91:12 95:21							
96:2 99:19							
110:22							
700 40:24							
78:20 113:5							
75 41:4,4,5,6							
41:11,15							
45:24							
75,000 53:13							
53:13							
8							
80 84:13							
91:18							
110:20							
800 98:16,18							
82 90:2							
86,000 64:21							
9							
9 90:2							
9/11 11:5							
90 104:8							
900 96:5							
95.4 42:14							
99 65:21							