

Committee on the Environment
February 25, 2015

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COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON THE ENVIRONMENT

Room 676, City Hall
Philadelphia, Pennsylvania
Wednesday, February 25, 2015
10:35 a.m.

PRESENT:

COUNCILWOMAN BLONDELL REYNOLDS BROWN, CHAIR
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DAVID OH

BILL 150011 - An ordinance amending Section
9-3402 of The Philadelphia Code, entitled
"Benchmarking Energy and Water Use", to expand
the buildings for which the benchmarking and
reporting of energy and water usage data is
required...

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2 COUNCILWOMAN BROWN: Good
3 morning. Good morning to my colleagues
4 and members of the Committee on the
5 Environment, as well as to those who
6 braved the cold to join us today for a
7 new, important measure in this hearing on
8 Bill No. 150011.

9 I would also like to personally
10 thank this bill's co-sponsor, Councilman
11 James Kenney, in his absence, for his
12 leadership on this very, very important
13 environmental issue. We all know that
14 Councilman Kenney has been a tireless and
15 relentless advocate for Philadelphia's
16 environment and sustainability community,
17 and I would be remiss not to thank him,
18 in his absence, and his former staff
19 personally for all the work they did on
20 this measure.

21 On August the 27th, 2012, Mayor
22 Nutter signed into law Bill No. 120428-A,
23 which required the benchmarking of energy
24 and water use for any commercial building
25 or building with a commercial space of

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2 50,000 or more indoor square footage.
3 This legislation, known as the Energy
4 Benchmarking Bill, has led to greater
5 transparency and efficiency of energy use
6 throughout Philadelphia.

7 And as a footnote, I want to
8 acknowledge also in their absence the
9 leadership at BOMA, where Kathy Gilmore
10 and BOMA and I worked for a long time,
11 along with the Office of
12 Sustainability -- is Katherine Gajewski
13 here; yes -- to make that first energy
14 benchmarking real.

15 On January 22nd, 2015, I was
16 proud to introduce Bill No. 150011, which
17 expands Philadelphia's energy
18 benchmarking requirements to include any
19 building with 50,000 or more indoor
20 square footage. This bill is a result of
21 a collaborative research and planning
22 effort, again, with the Nutter
23 Administration, the Mayor's Office of
24 Sustainability, and many environmental
25 and industry stakeholders right here in

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2 this room. This legislation is another
3 step in the right direction towards
4 achieving Philadelphia's long-term goal
5 of becoming the greenest and most
6 sustainable city in America.

7 When it comes to
8 sustainability, I'm always inspired by a
9 quote from the renowned scientist Carl
10 Sagan, quote, "Anything else you're
11 interested in is not going to happen if
12 you can't breathe the air or drink the
13 water. Don't sit this one out. Do
14 something," end quote.

15 For these reasons and more, I
16 am asking for your support on this
17 measure today. Again, I want to thank my
18 staff, Hadji Maloumian, and those who
19 worked with him, the Administration,
20 Katherine Gajewski and her team, and all
21 of those who have come to support this
22 legislation today.

23 And with that, Mr. Clerk, we'd
24 ask you to read the title of the bill.

25 THE CLERK: An ordinance

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2 amending Section 9-3402 of The
3 Philadelphia Code, entitled "Benchmarking
4 Energy and Water Use", to expand the
5 buildings for which the benchmarking and
6 reporting of energy and water usage data
7 is required, all under certain terms and
8 conditions.

9 COUNCILWOMAN BROWN: Please
10 allow me to introduce the members who are
11 with us today: Majority Leader
12 Councilman Jones, Councilwoman Jannie
13 Blackwell, who also chairs the Committee
14 on Education -- this is an educational
15 measure, Councilwoman, so it all is
16 aligned -- and Councilman David Oh, for
17 coming together to allow us to have a
18 forum.

19 First up is Andrew Sharp,
20 Deputy Director of Policy for the Mayor's
21 Office of Sustainability, and he will be
22 followed by Tom Bonner, Energy Policy
23 Manager for PECO. And I see here Melanie
24 Lassiter.

25 (Witnesses approached witness

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2 table.)

3 COUNCILWOMAN BROWN: Okay,
4 then. Thank you, gentlemen.

5 MR. SHARP: Great. Good
6 morning, Chairwoman Reynolds Brown and
7 members of the Committee. I'm Andrew
8 Sharp. I'm the Deputy Director for
9 Policy here at the Mayor's Office of
10 Sustainability. I also have my colleague
11 Rich Freeh here with me, who manages the
12 City's Energy Benchmarking Program.

13 I'm here to testify in support
14 of Bill 150011, which amends the existing
15 energy benchmarking and reporting
16 requirement for privately owned buildings
17 to include multi-family buildings over
18 50,000 square feet. I'd like to thank
19 Chairwoman Reynolds Brown for her
20 leadership and partnership in promoting
21 energy efficiency and sustainability here
22 in the City.

23 As many of you know, the
24 Mayor's Office of Sustainability is
25 responsible for implementation of

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2 Greenworks Philadelphia, the City's
3 comprehensive sustainability plan.
4 Greenworks sets measurable goals in the
5 areas of energy, environment, equity,
6 economy, and engagement. This bill
7 supports several of those objectives,
8 including energy conservation, reduced
9 greenhouse gas emissions, and improved
10 air quality.

11 More than 60 percent of the
12 greenhouse gas emissions in Philadelphia
13 come from our buildings, more than double
14 that of the transportation sector. It's
15 clear that in order to see a meaningful
16 reduction in citywide energy use and
17 greenhouse gas emissions, we must address
18 our buildings. Improving the resiliency
19 of our City's building stock increases
20 value and regional competitiveness, and
21 avoiding the cost of wasted energy means
22 more dollars going back into the local
23 economy. Energy efficiency solutions are
24 simple, affordable, and accessible, but
25 only when the people who own, manage, and

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2 rent those buildings are aware of their
3 energy performance.

4 Benchmarking refers to the
5 process of reporting and disclosing whole
6 building utility data on an annual basis.
7 In Philadelphia and other cities where
8 similar requirements have been adopted,
9 this process is done using Portfolio
10 Manager, which is a free tool provided by
11 the USEPA. Similar to a miles-per-gallon
12 rating on a car, Portfolio Manager
13 provides building owners, operators, and
14 tenants an easy-to-understand way to rate
15 the building's energy efficiency. For
16 the first time, building owners in
17 Philadelphia can now compare their
18 property to their peers in other cities
19 on a cost-per-square-foot basis, but also
20 on a 1 to 100 measure of energy
21 performance, commonly known as the ENERGY
22 STAR score.

23 Our office has been
24 implementing the Energy Benchmarking
25 Program for non-residential buildings

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2 over 50,000 square feet for two years,
3 and the City is already seeing the impact
4 of this data in the marketplace. Over 90
5 percent of the buildings required have
6 reported in year two providing the City
7 with a wealth of new information about
8 energy and water performance of our
9 building stock. Overall, the median
10 building score in Philadelphia scored a
11 63 on a scale of 1 to 100. MOS is
12 encouraged by this figure, but it also
13 demonstrates how much work we have left
14 to do. Peer cities, including New York,
15 Chicago, and DC, have median scores over
16 70 on an ENERGY STAR scale.

17 At the same time, MOS has
18 provided personal building report cards
19 to owners and operators letting them know
20 how their facilities rated not only in
21 comparison to national medians but also
22 to peer buildings in this city. Earlier
23 this year, our office worked with Azavea,
24 a local data visualization firm to
25 develop an online tool that shows this

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2 data in an easy-to-use map. Through the
3 City Energy Project, a multi-city
4 initiative to improve building
5 performance, our office will be expanding
6 outreach efforts in 2015 to ensure that
7 this data can be matched to available
8 utility incentive programs offered by PGW
9 and PECO to continue the work of
10 improving energy efficiency here in
11 Philadelphia.

12 With these results in hand, we
13 strongly support the Councilwoman's
14 effort to now expand this successful
15 program to multi-family buildings. In
16 2014, the EPA released ENERGY STAR scores
17 for residential buildings for the first
18 time, clearing a major data hurdle for
19 this set of buildings. The Green
20 Condo/Co-Op, which I believe is here
21 today, which represents many of the
22 estimated 800 buildings that would be
23 covered by this new ordinance, is
24 strongly supportive of energy
25 benchmarking for residential buildings.

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With this bill, apartment and condo owners will have the ability to access the same citywide standardized data that commercial building owners have now. This information will allow building owners to make more informed investments in energy efficiency upgrades, leading to reduced utility costs and improved comfort for the estimated 48 percent of Philadelphians who are currently renters. It provides transparency to the marketplace, allowing tenants to compare energy use between a building and its neighbor. We have found that the more building owners know about their building, the more empowered they are to improve it and make upgrades.

A building with good energy management practices is good for tenants, owners, taxpayers, and the environment. Based on our experience implementing benchmarking for commercial buildings, MOS supports adding multi-family buildings as a positive cost-neutral

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2 approach to making Philadelphia more
3 energy efficient.

4 Thank you for this opportunity
5 to testify, and I'm happy to take any
6 questions.

7 COUNCILWOMAN BROWN: Surely.

8 Do you have testimony, sir?

9 MR. FREEH: I do not.

10 COUNCILWOMAN BROWN: Any
11 questions from members of the Committee?

12 (No response.)

13 COUNCILWOMAN BROWN: If you
14 could -- please, Councilman Jones,
15 Majority Leader.

16 COUNCILMAN JONES: Madam Chair,
17 the number of renters, did I get that
18 right, 48,000?

19 MR. SHARP: It's 48 percent of
20 residents rent their apartments or homes.

21 COUNCILMAN JONES: Wow. Okay.

22 COUNCILWOMAN BROWN: That was
23 my reaction as well.

24 Please elaborate briefly -- I
25 don't know if you can do that; it's an

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2 oxymoron, isn't it, elaborate and
3 briefly -- on the Mayor's Office of
4 Sustainability implementation plan for
5 this legislation once it or if it becomes
6 law.

7 MR. SHARP: Sure. So the
8 implementation will be done through
9 regulation. We are committed to working
10 with building owners, with tenants, with
11 utilities as we have done with the
12 commercial benchmarking law to create a
13 timeline or process that works for
14 everyone. We're committed to
15 collaboratively seeking funding for
16 utilities should they need it there, but
17 I think the success of our initial
18 commercial benchmarking program speaks to
19 the process and how we intend to go about
20 setting up an implementation and
21 reporting timeline for building owners
22 covered under this new ordinance.

23 COUNCILWOMAN BROWN: Utilities
24 would need funding for why?

25 MR. SHARP: Essentially

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2 utilities may need -- it will take
3 additional staff capacity to put together
4 some of this. We've worked through some
5 of these challenges with utilities
6 already, with PECO, PGW. We've had
7 discussions with them and have had a
8 partnership with them since before 2012
9 on this, and we have obviously overcome
10 all of the hurdles, and we expect to do
11 that with this ordinance.

12 COUNCILWOMAN BROWN: So if you
13 had to attach a theoretical timeline from
14 once the Mayor signs it into law to
15 actual implementation of the regulations,
16 what would you guesstimate?

17 MR. SHARP: I don't want to
18 guesstimate.

19 COUNCILWOMAN BROWN: So then
20 let's look at history. How long did it
21 take with the commercial effort?

22 MR. SHARP: Rich, do you want
23 to speak to that?

24 MR. FREEH: Absolutely.
25 And, again, my name is Rich

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2 Freeh. I'm the City Energy Project
3 Manager in the Mayor's Office of
4 Sustainability.

5 So the commercial building
6 benchmarking law was signed in 2012, I
7 believe it was summer of 2012, and the
8 first reporting deadline for commercial
9 buildings was October 31st, 2013. So it
10 was a little --

11 COUNCILWOMAN BROWN: A little
12 over a year.

13 MR. FREEH: -- over a year from
14 passage to implementation.

15 As Andrew said, we're committed
16 to working with the stakeholders here in
17 the room today and other folks who would
18 be affected both kind of in the regulated
19 community as well as among utilities and
20 other stakeholders to ensure that the
21 timeline works for everyone and no
22 building owner is unduly burdened by this
23 regulation.

24 COUNCILWOMAN BROWN: Lastly,
25 speak to enforcement. How will this

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2 effort to this new legislation be
3 enforced? Will a building owner be
4 penalized if they make a good-faith
5 effort to obtain the required
6 benchmarking information?

7 MR. SHARP: So if building
8 owners make a good-faith effort to obtain
9 data and for whatever reason utilities
10 cannot provide it, building owners will
11 not be penalized for that. So we
12 obviously want to make sure that the law
13 is enforced well, but we do not intend to
14 penalize building owners who make a
15 good-faith effort and can't get their
16 data from their utilities.

17 COUNCILWOMAN BROWN: Very well.
18 Well, thank you very much for your
19 testimony, gentlemen.

20 MR. SHARP: Thank you,
21 Councilwoman.

22 COUNCILWOMAN BROWN: You're
23 welcome.

24 Tom Bonner, Energy Policy
25 Manager for PECO. And up next will be

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2 Alex Dews, Joan Batory, and Jim Giblin.

3 (Witness approached witness
4 table.)

5 COUNCILWOMAN BROWN: Good
6 morning.

7 MR. BONNER: Good morning.

8 Thank you, Chairwoman Reynolds Brown and
9 members of the Committee, for inviting me
10 here to testify today on behalf of PECO
11 regarding the company's efforts to assist
12 property owners in saving energy and
13 money to comply with the City's
14 benchmarking law. I'm going to depart
15 from my text for just one second and
16 say --

17 COUNCILWOMAN BROWN: You're
18 welcome to do that as long as you pull
19 the mike closer to you.

20 MR. BONNER: Sure. On the
21 previous panel when there was discussion
22 about utilities potentially needing
23 assistance from the City, I just wanted
24 to assure you in PECO's case, that is not
25 the case. We get our approval for

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2 spending money on this project from the
3 Pennsylvania Public Utility Commission,
4 but in no case will we be asking the City
5 for any financial assistance.

6 COUNCILWOMAN BROWN: Very well.

7 MR. BONNER: So I just wanted
8 to --

9 COUNCILWOMAN BROWN: Put that
10 on the record.

11 MR. BONNER: -- get that out
12 there real clearly.

13 I'm Tom Bonner, Energy Policy
14 Manager for PECO, and I've had the
15 pleasure of working directly with you,
16 your staff, and the Mayor's Office of
17 Sustainability both on the development
18 and implementation of this law.

19 Supporting our customers'
20 efforts to save energy and money is an
21 important part of our community mission.
22 Through PECO Smart Ideas, an industry
23 leading energy efficiency program, we've
24 helped our customers save \$408 million
25 and removed the equivalent of 166,000

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2 cars from the road between 2010 and 2014.

3 The company also offers a
4 program called PECO Smart Multifamily
5 Solutions for properties with four or
6 more units, providing a complimentary
7 energy assessment and direct installation
8 of energy-saving measures on the
9 properties. Multi-family properties are
10 also eligible to receive incentives for
11 installing or upgrading equipment -- I'm
12 sorry; qualifying high-efficiency
13 equipment in common areas or whole
14 building systems.

15 PECO has been pleased to serve
16 as a resource assisting in the
17 development and implementation of the
18 City's energy benchmarking law. In 2012,
19 PECO was asked to provide input to
20 Council on what types of information the
21 company could provide to owners of large
22 commercial buildings if Council were to
23 require energy efficiency benchmarking.
24 At that time, we met with representatives
25 of Council, the Mayor's Office of

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2 Sustainability, and key stakeholders and
3 explained that all of PECO customers
4 currently can receive their monthly
5 energy usage data from their PECO.com
6 account. We also noted that we're
7 considering options to provide this
8 information through electronic data
9 transfer that could be linked directly to
10 the USEPA's Portfolio Manager portal.

11 While we didn't take a position
12 on that legislation, we did provide input
13 on some key issues that were ultimately
14 reflected in the legislation. One was
15 that development and deployment of the
16 tool does take some time. This is a
17 fairly complex information technology
18 project that needs to be worked with the
19 rest of the utility's IT system.

20 Two was that the Pennsylvania
21 Public Utility Commission would have to
22 approve the spending to implement this
23 program, which they ultimately did.

24 Number three was that the
25 benchmarking requirement would need to be

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2 established in a manner that protected
3 the utility from any legal liability
4 involved in transferring this data. The
5 legislation was very good in that
6 respect.

7 And four, that consumers
8 requesting electronic data transfer would
9 be required to maintain and update the
10 list of properties that they needed the
11 data transfer to occur for.

12 The law that passed the Council
13 on June 21st and was signed by Mayor
14 Nutter in August of that year met all of
15 these criteria, and we have been pleased
16 to work to help implement the law as
17 passed.

18 The company has also joined
19 representatives of the City, the Energy
20 Efficient Buildings Hub, which I'm trying
21 to recall -- I believe it's now the
22 Consortium for Building Energy
23 Innovation, and the Building Owners and
24 Managers Association on informational
25 sessions throughout the City to train

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2 customers on how to use the PECO tool.

3 In spring of 2013, the PUC
4 approved our Act 129 Phase II plan and
5 the company, which included the proposed
6 funding for this capability, and PECO
7 began development of what is called PECO
8 Smart Energy Usage Data Tool, or the
9 PSEUDT. To make my life easy, I'm just
10 going to refer to that as the PECO tool
11 for the rest of the testimony.

12 In spite of some timing
13 challenges related to EPA's updates to
14 the Portfolio Manager, which pushed back
15 our ability to do the final coding on our
16 tool, we were able to launch in September
17 2013, one month ahead of the City's
18 compliance deadline.

19 Currently, 152 building owners
20 have registered to establish the PECO
21 tool accounts, covering 260 buildings
22 which receive monthly data through
23 electronic transfer. Building owners can
24 have their data sent to them either
25 automatically to them or automatically

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2 transferred directly to USEPA. That's a
3 choice they make when they have the
4 account established. PECO also developed
5 tenant authorization forms that allows,
6 in the case of commercial building owners
7 that have subleased tenants, a legally
8 recognized ability to authorize transfer
9 of their data to us and then ultimately
10 to EPA.

11 At the request of your office
12 and the Office of Sustainability, we've
13 reviewed our capabilities to use our
14 existing tool to provide multi-family
15 buildings with automated data transfer
16 service. In almost all cases, this
17 should be possible. The overwhelming
18 majority of large multi-family buildings
19 in the City are commercial accounts,
20 which our tool is currently configured to
21 transfer the data from. There may be a
22 small number of cases -- we don't think
23 this is going to be the case -- where
24 something is a residential PECO account
25 in a building that's more than 50,000

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square feet. We have not found any of those in our reviews, but we don't want to say definitively that they're not out there. In that case, if we were to encounter one or two customers, we would work with those customers individually to provide some solution. We probably would not want to reconfigure the tool at a pretty significant IT expense to accommodate one or two customers, but we would set something else up. We would find a way to make it work.

We also recognize that in terms of the big picture, national policy, multi-family housing is an important issue and we've partnered with the City of Philadelphia to participate in the USDOE's Better Buildings Accelerator Program to help resolve some of the technical issues that may come up for applying multi-family housing.

Going forward, we do face a number of issues with continuing to provide the service. Act 129 Phase II

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2 expires at the end of -- I'm sorry; in
3 the summer of 2016, and the company is
4 evaluating all the programs in its
5 portfolio, as is good business practice.
6 Continuing to provide this service will
7 require continued support from the PA
8 PUC. We don't anticipate that being a
9 problem. They were very supportive in
10 Phase II, and we have -- the City will
11 also be very supportive. So we don't
12 anticipate a problem there, but it is one
13 caveat I need to lay out.

14 We're also continuing to
15 evaluate the best technology platforms to
16 perform this service. So we may have
17 some changes in what we offer in some
18 year in the future, but the service we
19 anticipate would still be there, although
20 we can't guarantee it. We do think --
21 and this is -- if anybody from the
22 federal government here is listening, the
23 ultimate best answer is for the federal
24 government to develop a solution that
25 supports secure transfer of energy usage

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2 data in standard Green Button format into
3 the EPA Portfolio Manager. You can't do
4 that today. President Obama did announce
5 that as one sustainability initiative of
6 the administration last year. We've not
7 seen that actually come to fruition yet.
8 We're hoping it does shortly, and that
9 will save not only PECO but other
10 utilities at least in the energy side
11 having to have a specialized data
12 extraction and transfer service. If we,
13 say, really we have two nice super
14 highways with Green Button and Portfolio
15 Manager, and unfortunately there's a dirt
16 road in between them that isn't quite
17 paved over yet, and if the federal
18 government paved over that dirt road, it
19 would make it easier not only for PECO
20 but everyone around the country.

21 COUNCILWOMAN BROWN: That's a
22 great analogy.

23 MR. BONNER: Thank you.

24 Thank you for the opportunity
25 to provide this testimony, and I'd be

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2 pleased to answer any questions.

3 COUNCILWOMAN BROWN: Any
4 questions from members of the Committee?

5 (No response.)

6 COUNCILWOMAN BROWN: I thank
7 you for your testimony as well. So given
8 your expertise, where does Philadelphia
9 stand, say, with the top ten cities on
10 energy benchmarking? What's your
11 estimation?

12 MR. BONNER: There are a number
13 of cities that have been doing this
14 longer than us, and I don't have the
15 numbers how we compare to the other
16 cities. We've certainly looked to our
17 colleagues in Chicago at Commonwealth
18 Edison, who have been doing this for
19 about five, six years, and they had a
20 unique need where they have many more
21 sub-metered buildings in Chicago. We
22 only have a handful in Philadelphia.
23 That has made it very easy for us. The
24 fact that our corporate sister company
25 already had been doing this for six years

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2 made it comparatively easy for us to
3 implement the tool.

4 We also look around the country
5 and we see utilities that have just
6 started looking at this issue, cities
7 that have just started looking at this
8 issue, and that's one of the reasons
9 we've been pleased to participate in the
10 Better Building Accelerator. We
11 testified or gave a presentation to the
12 International Green Buildings Council
13 meeting that we had here in Philadelphia
14 a couple years ago.

15 COUNCILWOMAN BROWN: Yes. I
16 remember that.

17 MR. BONNER: We argued, I would
18 say, as a best practice for collaboration
19 between government and utilities in
20 implementing this service.

21 COUNCILWOMAN BROWN: Thank you.
22 So this is off topic, but related. So
23 give me your elevator career track.
24 Where did you start to end up doing
25 something like this? I'm always curious,

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2 because this is a futuristic -- it's the
3 future, but we're discussing it now. We
4 weren't discussing this 20 years ago.

5 MR. BONNER: Sure. I've been
6 with PECO for about seven and a half
7 years working in the Government Affairs
8 Department, and I've had a bit of a
9 unique role as a bit of a liaison between
10 Government Affairs and the business,
11 working on policy issues, trying to
12 understand what the challenges of the
13 business are and translate them into good
14 governmental solutions and then
15 understand what the interest of
16 governmental entities are and transfer
17 those into business solutions. So I've
18 been doing that position for about seven
19 and a half years. I worked with the team
20 and led the team that wrote PECO's Smart
21 Grid Investment Grant.

22 COUNCILWOMAN BROWN: Smart Grid
23 Investment?

24 MR. BONNER: Smart Grid
25 Investment Grant, which was the USDOE

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2 grant that we won in 2010 for the \$200
3 million to support our advanced meters
4 and our advanced technology project. So
5 that brought me into contact with a lot
6 of the regional partners that are working
7 on energy and sustainability issues and
8 really became the liaison for a lot of
9 those groups and PECO as well.

10 COUNCILWOMAN BROWN: Very well,
11 and congratulations.

12 MR. BONNER: Thank you.

13 COUNCILWOMAN BROWN: Thank you
14 very much for your testimony.

15 MR. BONNER: I appreciate it.

16 COUNCILWOMAN BROWN: You're
17 welcome.

18 If we could please have Panel
19 No. 3, Alex Dews, welcome back, now the
20 Executive Director of the Delaware Valley
21 Green Building Council; Joan Batory,
22 Chairwoman for the Philadelphia Green
23 Condo/Co-Op Initiative; and Jim Giblin,
24 Greater Philadelphia Condominium Managers
25 Association.

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2 (Witnesses approached witness
3 table.)

4 COUNCILWOMAN BROWN: Welcome
5 back, Alex. Gone without the E, right?

6 MR. DEWS: That's right. Thank
7 you.

8 COUNCILWOMAN BROWN: You're
9 welcome.

10 MR. DEWS: Good morning,
11 Chairwoman Reynolds Brown and members of
12 the City Council Committee on the
13 Environment. My name is Alex Dews,
14 Executive Director of the Delaware Valley
15 Green Building Council. I'm here to
16 testify in support of Bill No. 150011,
17 which will require energy and water
18 benchmarking and reporting for all large
19 commercial buildings in Philadelphia.
20 I'd like to thank Chairwoman Reynolds
21 Brown for her continued commitment to
22 green building and sustainability issues.

23 This bill, which simply extends
24 the existing energy and water
25 benchmarking requirement to the

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2 residential buildings over 50,000 square
3 feet in the City, will encourage greater
4 energy efficiency in the large
5 multi-family sector that includes more
6 than 700 buildings. Delaware Valley
7 Green Building Council's mission to
8 improve the efficiency and sustainability
9 of the region's building stock through
10 education and engagement is closely
11 aligned with the City's efforts to
12 improve the efficiency of Philadelphia's
13 largest buildings, which is why we fully
14 support this amendment.

15 Cities are the primary source
16 of carbon emissions in this country, and
17 in most places, buildings account for
18 more than half of those emissions.
19 Philadelphia is no exception, and at 62
20 percent of citywide greenhouse gas
21 emissions, buildings represent the best
22 opportunity to reduce the City's climate
23 impact. The good news is that reducing
24 emissions from buildings means lowering
25 utility costs for building owners and

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2 managers, which results in very real
3 financial benefits.

4 On average, Americans spend
5 more than 90 percent of their time
6 indoors - in schools, offices, churches,
7 hospitals, and museums - and the
8 buildings we occupy use energy and water
9 for very good reasons. The problem is
10 that almost a third of the energy used in
11 big commercial buildings is wasted, and
12 the resulting financial and environmental
13 costs are easily avoidable. In a lot of
14 cases, building owners and occupants are
15 not aware of this waste because they have
16 no information about their building's
17 energy performance.

18 In the past five years, ten
19 cities and several states and counties
20 across the country have passed energy
21 benchmarking and transparency
22 requirements. Philadelphia became the
23 sixth city to pass a law of this kind in
24 2012 and was one of the first to
25 successfully go through with

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2 implementation in 2013.

3 Benchmarking is the key to
4 providing information to all building
5 stakeholders - owners, managers, tenants,
6 brokers, and service providers. And
7 benchmarking using ENERGY STAR Portfolio
8 Manager simply combines basic building
9 attributes and utility bills to generate
10 a performance score for any building
11 against its peers. These scores are the
12 first step in prioritizing capital and
13 operating improvements that help to save
14 energy and money.

15 Building energy benchmarking
16 has been a big success in Philadelphia
17 already. With performance scores for all
18 of the buildings in its portfolio, the
19 City's Energy Office has been able to
20 implement a number of energy conservation
21 projects. Commercial building owners and
22 managers have also used benchmarking
23 scores to identify investment
24 opportunities and to market highly
25 efficient properties. Extending the

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2 current benchmarking requirement is an
3 important next step toward improving
4 efficiency in Philadelphia.

5 Thank you for the opportunity
6 to testify. I'm happy to answer any
7 questions.

8 COUNCILWOMAN BROWN: Thank you.
9 Please. Good morning, Joan
10 Batory.

11 MS. BATORY: Good morning,
12 Councilwoman and Councilman Oh. Thank
13 you very much for giving me the
14 opportunity to speak on behalf of the
15 Philadelphia Green Condo/Co-Op
16 Initiative, and thank you for your
17 continuing support for the environment
18 and green building in the City of
19 Philadelphia. Those of us who care about
20 the City really appreciate your efforts,
21 and thank you so much.

22 COUNCILWOMAN BROWN: You're
23 welcome.

24 MS. BATORY: The Philadelphia
25 Green Condo/Co-Op Initiative, GCCI,

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2 firmly believes that extending energy
3 benchmarking and reporting to
4 multi-family buildings by enacting this
5 bill will be a win-win for the City, its
6 current and its future residents.

7 The GCCI was founded in 2009 by
8 multi-family building owners in
9 Philadelphia who wanted to make their
10 buildings more sustainable. We provide
11 educational programs about sustainability
12 that are specific to the multi-family
13 building community.

14 Our steering committee is
15 comprised of individuals and associations
16 representing over 150 of the largest
17 condominiums and co-op buildings in the
18 City.

19 Those of us who live in large
20 multi-family buildings occupy a very
21 small footprint. We condense entire
22 neighborhoods into one building.
23 Therefore, one decision by a multi-family
24 homeowner association to make their
25 building energy efficient can have a huge

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2 impact on its owners and the City.

3 For example, I live at The
4 Philadelphian in the Art Museum area with
5 approximately 1,100 other people. We
6 live on one City block. In 2008, our
7 owners voted in favor of a \$23 million
8 capital project to make our building more
9 energy efficient. We saved approximately
10 \$700,000 in utility costs the first year
11 after the project completion and have
12 saved money ever since. We no longer pay
13 \$30,000 in fines for air pollution since
14 we replaced our entire power plant.
15 These savings enabled us to upgrade our
16 building even more and flatten our
17 monthly fee increases to approximately 3
18 percent over the past five years.

19 The GCCI believes that enacting
20 Bill 150011 would motivate other
21 multi-family building owners to make
22 their buildings more energy efficient if
23 their buildings rank poorly as a result
24 of this new reporting requirement.

25 Making multi-family buildings

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2 more energy efficient should reduce
3 operational costs that will make them
4 more affordable and help retain
5 residents; attract individuals who want
6 to live in a sustainable building;
7 significantly improve local and area air
8 quality; and create jobs.

9 Finally, we believe that
10 enacting Bill 150011 would enable
11 multi-family building owners to
12 participate in helping make Philadelphia
13 the greenest city in America.

14 Thank you again.

15 COUNCILWOMAN BROWN: Thank you
16 for your testimony. That's huge what you
17 all have done over there. So you were
18 able to successfully get 1,100
19 different-thinking individuals all
20 thinking about the important value of
21 that action.

22 MS. BATORY: Let's just say
23 that it wasn't all 1,100. We'd really
24 like to see that --

25 COUNCILWOMAN BROWN: Well,

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2 there are few things that are 100
3 percent, right?

4 MS. BATORY: It was enough to
5 pass that budget, and believe me, to a
6 person, every single one of us is
7 grateful that we pushed that through,
8 because we have experienced huge returns.

9 COUNCILWOMAN BROWN: That's
10 outstanding. It's a great example.
11 Thank you.

12 Good morning, sir.

13 MR. GIBLIN: Good morning,
14 Chairwoman and members of the Committee.
15 My name is Jim Giblin. I'm the President
16 of the Greater Philadelphia Condominium
17 Managers Association. I also happen to
18 be the General Manager of the Kennedy
19 House just up the block. We are
20 neighbors. And in an effort for full
21 disclosure, I'm a retired Fire Captain
22 from the City of Philadelphia. So I
23 guess you could say I've been in the
24 saving business for quite a while.

25 COUNCILWOMAN BROWN:

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2 Congratulations, and thank you.

3 MR. GIBLIN: Thank you.

4 I represent 30,000 owners who
5 live in vertical communities in the City
6 of Philadelphia that are managed by the
7 members of the Greater Philadelphia
8 Condominium Managers Association. My
9 membership and those owners firmly
10 support the extension of this ordinance
11 to cover residential properties,
12 multi-family properties.

13 You may ask why would property
14 managers want to add more work and more
15 reports to their already busy daily
16 schedule. I think I can answer that
17 giving you similarities in managing
18 residential properties with running a
19 successful company or business. The
20 answers are fairly simple. Successful
21 companies learn quickly how to limit
22 expenses to become profitable. In
23 property management, we are always
24 looking for ways to cut costs for
25 services and supplies. One of the

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2 largest individual costs we deal with is
3 for the energy needed to keep our
4 residential buildings running
5 efficiently. This legislation will give
6 us the tool that will help us see how
7 much we spend for energy and, more
8 importantly, see how other residential
9 buildings are doing. Nothing motivates
10 more than competition.

11 Number two, successful
12 companies take care of their customers.
13 In residential properties, our customers
14 are our owners. They live in the
15 buildings we manage and they pay for the
16 energy we use to light, heat or cool the
17 property and to run all the equipment
18 used to make their lives pleasant and
19 enjoyable. We are motivated to satisfy
20 our owners, because if we don't, we may
21 not be there tomorrow.

22 Successful companies know their
23 product and improve it to make it more
24 desirable to their customers and attract
25 new customers.

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2 Property managers strive to
3 improve the operations of the buildings
4 we manage to make it more desirable for
5 our current owners. It also helps to
6 attract new owners who understand that
7 lower operating costs are reflected in
8 their monthly fees.

9 A great man once said, You
10 can't control what you don't measure. A
11 recent study done by the EPA indicated
12 that on average buildings that are
13 benchmarked used 2.4 percent less energy
14 than those buildings that are not
15 benchmarked. For current buildings,
16 mostly commercial, the results for the
17 two years of benchmarking show they
18 performed above the national average,
19 they scored an average energy score of
20 58, and 1,900 buildings participated,
21 representing 270 million square feet.

22 Those buildings, all being
23 commercial, are typically not occupied 24
24 hours a day. Our buildings are. So the
25 square footage is going to go up and the

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2 energy costs are going to come down.

3 In closing, I ask that you
4 please help our property managers
5 efficiently run the buildings that we
6 serve, which will assure that our energy
7 markets remain sustainable for our
8 children, our grandchildren, and for many
9 future generations of Philadelphians to
10 come.

11 Thank you.

12 COUNCILWOMAN BROWN: So that
13 last statement should be in bold letters,
14 underscored with three exclamation
15 points. This is really not about us.
16 It's about preserving the planet for
17 others. As esoterical as that sounds, it
18 really is important that we do this work.
19 So we thank you for the affirmation.
20 Thank you for your testimony.

21 MR. GIBLIN: Thank you.

22 COUNCILWOMAN BROWN: We do have
23 copies of your testimony, correct?

24 MR. GIBLIN: Yes.

25 COUNCILWOMAN BROWN: Thank you

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2 again.

3 Next panel up, Jamie Gauthier,
4 Executive Director of the Sustainable
5 Business Network; Paul Spiegel, President
6 of Practical Energy Solutions; Charlie
7 Szoradi, President and CEO of
8 Independence LED Lighting, LLC. Welcome
9 to the Philadelphia City Council.

10 (Witnesses approached witness
11 table.)

12 COUNCILWOMAN BROWN: After this
13 we have one panel left, Katie Bartolotta,
14 Philadelphia Outreach Coordinator for
15 PennFuture, and Logan Welde of Clean Air
16 Council. And we have written testimony
17 that has been submitted by Christine
18 Knapp, the Director of Government Affairs
19 for the Philadelphia Water Department;
20 Charles Grant, who is Chief of Staff for
21 the Philadelphia Gas Works. And I
22 thought I saw Christine Young. You'll be
23 testifying, correct, or do you want to
24 submit testimony?

25 MS. YOUNG-GERTZ: If time

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2 allows, could I also submit some of our
3 testimony?

4 COUNCILWOMAN BROWN:
5 Absolutely. Absolutely.

6 MS. YOUNG-GERTZ: Thank you.

7 COUNCILWOMAN BROWN: Okay,
8 then. You're welcome.

9 Good morning, and we'll start
10 with Jamie, Executive Director of the
11 Sustainable Business Network. Welcome
12 back.

13 MS. GAUTHIER: Thank you.
14 Thank you for the opportunity to testify
15 today. My name is Jamie Gauthier and I'm
16 the Executive Director of the Sustainable
17 Business Network of Greater Philadelphia,
18 or SBN. SBN is a membership organization
19 for locally owned businesses committed
20 not only to profit, but to making
21 positive social and environmental
22 impacts. Our mission is to build a just,
23 green, and thriving economy in the
24 Greater Philadelphia region.

25 Our membership base is

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2 comprised of over 400 locally owned small
3 businesses. These are independent
4 retailers, manufacturers, renewable
5 energy providers, green builders, and
6 others. Together, these businesses
7 account for 5,000 jobs in our region.

8 I'm here on behalf of our
9 members to offer support for Bill 150011
10 that would require energy benchmarking
11 for any building with indoor floor space
12 of 50,000 square feet or more. We
13 support this bill for the potential
14 positive impacts it would have on both
15 our environment and our local economy.

16 From a sustainability
17 perspective, this bill makes much sense,
18 as buildings account for 60 percent of
19 Philadelphia's overall greenhouse gas
20 emissions. Energy benchmarking as a
21 policy is infusing information and
22 transparency into our local market,
23 allowing building owners to compare the
24 performance of their buildings to others
25 and uncovering valuable information for

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2 tenants who ultimately bear the cost of
3 energy use.

4 Energy benchmarking is also
5 unleashing positive market competition,
6 enabling high-performing buildings to
7 achieve greater occupancy rates and rents
8 and forcing owners of poor-performing
9 buildings to do better so that they can
10 stay in the game.

11 But energy benchmarking is also
12 impacting our local market in another
13 way. As an outcome of benchmarking,
14 building owners will seek to improve
15 their ratings by using better materials
16 and technologies and by consulting with
17 experts on reducing energy use. This is
18 opening a whole new market for our local
19 sustainable businesses as it increases
20 market demand for energy-efficient
21 products and skilled workers, engineers,
22 facility managers, energy auditors,
23 sustainability consultants, software
24 developers, architects, and construction
25 workers.

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2 Such outcomes are already being
3 seen in New York, which for the past
4 several years has operated under
5 legislation mandating all buildings of
6 50,000 square feet or larger to benchmark
7 their energy use.

8 In the report "Energy
9 Benchmarking, the New American Frontier
10 for Jobs," several businesses were cited
11 to have dramatically increased their
12 customer bases as well as the amount of
13 high-skilled jobs that they are able to
14 offer as a result of increased demand due
15 to New York's energy benchmarking
16 legislation.

17 Today you'll hear from two SBN
18 members, Practical Energy Solutions and
19 Independence LED, who are well versed on
20 energy benchmarking and its impacts on
21 the environment, energy costs, and the
22 economy. I want you to imagine, though,
23 that as a city we are rich with these
24 types of businesses and the jobs that
25 they are creating. These are jobs that

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2 can't be exported. These are jobs that
3 will put money on the tables of families,
4 and these are jobs that will truly help
5 our city to be forward-thinking,
6 world-class, and sustainable.

7 And so I think that what we're
8 talking about here is not just about
9 buildings. We're talking about improved
10 environmental impacts. We're talking
11 about creating a whole new market for
12 sustainable businesses, and we're talking
13 about moving our city into the future.

14 And so I applaud you,
15 Councilwoman, for your leadership on both
16 this legislation and the prior
17 legislation. I applaud the rest of
18 Council as well, and I ask that you go
19 even further in the right direction by
20 extending energy benchmarking to all
21 buildings in our city of 50,000 square
22 feet or more.

23 Thank you very much for the
24 opportunity to testify today.

25 COUNCILWOMAN BROWN: Good

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2 morning.

3 MR. SPIEGEL: Good morning.

4 COUNCILWOMAN BROWN: You were
5 here for the first bill; were you not?

6 MR. SPIEGEL: I was here for
7 the first bill, and thank you for asking
8 me back again. I'm happy to testify. My
9 name is Paul Spiegel. I'm here in a
10 couple of roles. I'm President of
11 Practical Energy Solutions and I'm also a
12 Board member with the Sustainable
13 Business Network for Philadelphia, and in
14 addition to that, I'm an adjunct faculty
15 at Temple University here in Philadelphia
16 in the Department of Civil and
17 Environmental Engineering. So thank you
18 for -- again, thank you for allowing me
19 to testify today.

20 I'd like to talk a little bit
21 about this ordinance that requires both
22 benchmarking of energy performance and
23 disclosure of that energy performance,
24 and both of those have a little bit
25 different impact.

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2 So the other day at dinner I
3 was telling my kids that after five years
4 of dropping, the energy intensity use in
5 our house had gone up a little bit to
6 57,000 BTUs per square foot, and they
7 kind of stared at me with a blank look.
8 They're teenage boys, so they tend to
9 stare at me with a blank look whenever I
10 talk. But there was no context for that
11 number, and what benchmarking does, it
12 allows us to look at that number and
13 compare it to other similar buildings and
14 they normalize the data so that it takes
15 out things like operating hours and you
16 really get to see where you stand with
17 your peers. And so it allows people to
18 see, Okay, I have this score, my energy
19 performance is better than 90 percent of
20 other similar buildings, I'm in great
21 shape and everything I've done so far is
22 validated. That's great. If you get a
23 score where it shows that you're only
24 better than 11 percent of your peers, now
25 you see, I have -- maybe that's a

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negative thing, but it also means you have huge opportunities to improve your performance and maybe at very low investment with high return on investment. So the benchmarking part is critical, and adding multi-family residential now that Portfolio Manager has a classification for multi-family residential, it's great that the City is looking to take advantage of that.

The disclosure part is also important, and I've heard in the past and you hear a lot just in general in the news these days, less government regulation is better, let's let free market forces work, and those tend to provide the best benefit for society. In this case and in many other cases, government intervention is important, because markets only work effectively when people have complete information on which to make decisions.

COUNCILWOMAN BROWN: Yes.

MR. SPIEGEL: And so providing

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2 this information on not just for the
3 building owner to know how their building
4 is doing, but potential tenants,
5 potential purchasers of the property to
6 make sure that they are aware of the
7 energy performance, that's what allows
8 the market to work well. The closer you
9 get to complete information, the better
10 decisions people can make.

11 And within that context, these
12 buildings, when we're using energy for
13 our buildings, there are environmental
14 impacts. We have CO2 emissions. With
15 our mix of coal, oil, natural gas,
16 nuclear to generate our electricity, we
17 have emissions of sulfur dioxide,
18 nitrogen oxides, lead, Mercury,
19 particulates that cause and aggravate
20 asthma in children, that cause
21 respiratory distress in senior citizens.
22 And as an aspiring senior citizen, I'd
23 like to see us reduce those environmental
24 impacts. It's kind of a benefit to all
25 of society when we take care of that,

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2 just like emission testing for
3 automobiles, very important for our
4 health and the quality of our
5 environment. So it's like when you put a
6 bill like that out in front of people
7 that has a societal benefit, it's almost
8 like asking, Okay, are you in favor of
9 making the world a better place or not in
10 favor of that. It's a pretty easy
11 answer.

12 I was going to talk a little
13 bit more about the job growth available.
14 A lot of people have already talked about
15 it. But having this disclosure will help
16 break down this barrier that often
17 happens in buildings where a tenant is
18 paying the energy bill and the owner of
19 the building owns the building, but
20 doesn't have a lot of motivation to
21 invest in better energy performance
22 because they don't get a return on that
23 investment. The tenants who are paying
24 the energy bills get that return. So
25 what you're hoping to get out of a bill

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2 like this is because they're publicly
3 disclosing their energy performance,
4 maybe an owner that isn't going to get a
5 financial return directly by investing in
6 better energy performance will make their
7 property a more desirable place for
8 people to locate, whether residential
9 tenants or commercial tenants. So that's
10 really a key element of the disclosure
11 part of this bill. So this is a really
12 important addition. With the number of
13 multi-family facilities that we have over
14 50,000 square feet in Philadelphia, I
15 think this has a huge impact, and I
16 applaud you for presenting this bill and
17 I hope to see it go through and pass.

18 COUNCILWOMAN BROWN: I thank
19 you for underscoring and even I tend to
20 forget the environmental impacts, because
21 what I've discovered is, there's still a
22 minority of us that care about this kind
23 of issue, and I've struggled with where
24 and what do we say to make the connect
25 that we grab our citizens or peers or

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2 families or those we hang out with, how
3 do we grab their attention that these
4 type of measures really do matter. And
5 so you've enlightened me on an argument,
6 persuasive argument, that we can use on
7 why something like energy benchmarking,
8 which may be here, really does connect
9 with us on a real human level, because it
10 boils down to our health or lack thereof
11 and what are we doing to make sure our
12 environments are safe as a result of
13 energy benchmarking.

14 MR. SPIEGEL: It stuns me at
15 times that having a clean environment has
16 become a political and partisan issue,
17 because it just seems like everybody
18 would be in favor of healthy air to
19 breathe and clean water to drink, but
20 apparently it's an economic argument or a
21 political argument.

22 COUNCILWOMAN BROWN: That just
23 suggests why we have to do it, why we
24 have to do it. So I thank you for
25 underscoring that perspective.

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2 MR. SPIEGEL: Thank you.

3 COUNCILWOMAN BROWN: Welcome
4 back.

5 MR. SZORADI: Good morning,
6 Council.

7 COUNCILWOMAN BROWN: Welcome
8 back, Charlie.

9 MR. SZORADI: Councilwoman
10 Reynolds Brown, thank you for a
11 multi-year commitment and the leadership
12 on this incredibly important initiative.
13 My name is Charlie Szoradi. I'm the CEO
14 of Independence LED, and since 2010 when
15 we brought our manufacturing from China
16 to Southeastern Pennsylvania, we have
17 seen an incredible increase in the
18 appetite for energy-intelligent
19 illumination, which is core in the sister
20 relationship to benchmarking, because
21 measurement is a key to management, which
22 leads to understanding of why lighting
23 can have an impact. From 28 Navy ships
24 to the corporate headquarters of Morgan
25 Stanley and many local businesses, we

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2 have demonstrated cost-effective energy
3 reduction.

4 I am here today in support of
5 amending Section 9-3402 of The
6 Philadelphia Code, entitled "Benchmarking
7 Energy and Water Use," to expand the
8 buildings for which the benchmarking and
9 reporting of energy and water usage data
10 is required, all under certain terms and
11 conditions. My support comes from two
12 decades of experience in the energy
13 sector working with commercial and
14 industrial building owners and managers.
15 In every case, measurement has been the
16 key to management. If people do not
17 count and see the way that they use
18 energy, they cannot manage it. Imagine
19 driving a car without having measurement,
20 be it a speedometer, odometer or a gas
21 gauge. We have basically been driving
22 our buildings without dashboards, and
23 benchmarking is a key step toward
24 developing building intelligence.

25 Lighting is a perfect example.

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2 Lighting typically accounts for 20 to 30
3 percent of commercial electricity, but it
4 is not separately metered from other
5 electricity such as air conditioning,
6 computers, et cetera. For over 50 years
7 since fluorescent tube lighting has
8 started dominating commercial
9 illumination, it has gone largely
10 unchecked because the cost is buried in
11 the total electricity bills. Technology
12 such as light-emitting diode, LED, tubes
13 have the ability to reduce the typical 32
14 watt 4 foot fluorescent tubes down to 16
15 watts or less. This yields over 50
16 percent energy savings. Benchmarking
17 will help provide valuable perspective on
18 the ways that savings and the potential
19 through those initiatives with
20 illumination have basically
21 cost-effective advantages on the bottom
22 line for the businesses and on the
23 environment.
24 I've included today a handful
25 of sample illustrations of the actual

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2 savings that have been demonstrated
3 through the combination of benchmarking
4 and energy retrofits with LED lighting.
5 The first is a sample exit stair for the
6 Thomas Jefferson University Edison
7 Building North Tower. By reducing the
8 fixture wattage from 60 watts to 32 with
9 the LEDs and cutting the number of
10 fixtures in half from 100 to 50, the
11 total annual savings is 38,544 kilowatt
12 hours and over \$3,000 a year over the
13 long 60,000-hour light at this 24/7
14 runtime, seven years of illumination.
15 The savings is \$21,500 or more. That is
16 a micro example of a stairwell that would
17 have the same ripple effect impact in a
18 multi-family high rise. And so I brought
19 that example to demonstrate that it's not
20 necessarily the whole buildings. What
21 benchmarking can do is start to set a
22 momentum in place to take the low-hanging
23 fruit first, which is in many cases the
24 long runtime areas for multi-family, like
25 the vertical stair towers in the

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2 hallways.

3 Another sample is a parking
4 garage. Many multi-family properties
5 have parking garages. In this example,
6 we were able to reduce 185 watt fixtures
7 to just 37 watts. The total savings is
8 over 169,839 kilowatt hours for a Center
9 City parking garage. That adds up to
10 over \$17,000 per year of savings and over
11 the long life, over \$133,000. Imagine
12 the number of parking garages and the
13 number of multi-family apartment
14 buildings that have them that could start
15 to take advantage of something as simple
16 as the lights in the ceiling where the
17 cars are parked.

18 I included another example for
19 an auto dealership. This is the
20 McCafferty Auto Group for their Collision
21 Care. By reducing the fixture wattage
22 and saving over 50 percent, the annual
23 kilowatt hour reduction was almost
24 200,000 kilowatts for almost 20,000 in
25 savings, and in this case over the

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2 19.6-year life of the LEDs, the savings
3 exceeds \$390,000 of energy savings.

4 Another large-scale example is
5 with an Anheuser Busch Distribution
6 Center, the Gretz Beer facility here in
7 Greater Philadelphia, and by reducing the
8 wattage in the case of the fixtures from
9 450, which is a typical high-bay, down to
10 174, there are over 725,000 kilowatt
11 hours reduced, over \$101,000 of savings
12 in each year, and over 700,000 over the
13 life of the LEDs.

14 Final example is with the
15 Chocolate Works, which is a multi-family
16 apartment building in Old City
17 Philadelphia managed by the Reinhold
18 Residential Property Group. We were able
19 to find at the 24/7 areas, hallways and
20 again exit stairs, ways to save over
21 84,000 in kilowatt hour consumption each
22 year. That's over \$8,400, totalling
23 almost \$60,000 over the life of the LEDs.
24 In this case, the lifetime carbon savings
25 will be over 700,000 pounds. Small steps

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2 that make a big impact over multiple
3 properties and over multiple years.

4 I'm happy to field any
5 questions and share with you other
6 feedback that I may have received from
7 owners through the course of our
8 retrofits.

9 COUNCILWOMAN BROWN: So what
10 type of skill set do you look for in
11 members of your team, members of your
12 company to make these assessments?

13 MR. SZORADI: Councilwoman, I
14 appreciate the question, because we see
15 an incredible opportunity, having just
16 hired a U.S. veteran, having looked at
17 the work with young, old, middle-aged,
18 white, black, women, men. The range is
19 here to count things. So what we see in
20 the footprint of Philadelphia job
21 creation is an incredible multicultural
22 opportunity, because we have boot camps
23 and trainings and we bring people in to
24 identify what type of lights are in
25 existing facilities, and it's a

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2 match-making exercise then to work with
3 the executive and management team,
4 including our engineers, to find which
5 products that we don't always necessarily
6 manufacture. There are sourcing
7 opportunities for other manufacturers in
8 the region as well as the U.S. to bring
9 products to the needs of that particular
10 facility. It could be the hallway sconce
11 lights for an apartment building. It
12 could be the lamp shade that someone
13 reads with when they go to bed at night
14 in the actual unit for multi-family, and
15 it could be the parking garage fixture.

16 So this idea of soup to nuts
17 application of the right technology leads
18 to the installation requirements. Start
19 by counting, which is called lighting
20 auditing, and end by installation and all
21 the jobs that unfold in between. We call
22 it the ripple effect, because even the
23 driver of the truck that brings the
24 lights to the building has a piece of the
25 story, and that's where when they talk

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2 about manufacturing and the multiplier
3 for job creation, it has one of the
4 highest opportunities to create ancillary
5 jobs that are not necessarily our
6 employees, but partner companies sourcing
7 and providing all the tools that we need
8 that deliver an excellent project.

9 COUNCILWOMAN BROWN: So do you
10 train your personnel in Boyertown and
11 Norristown?

12 MR. SZORADI: So Boyertown and
13 Norristown are the production facilities
14 and out of Wayne, Pennsylvania, and we're
15 looking to open also facilities here
16 inside of Philadelphia with some of the
17 groups that are really rolling up their
18 sleeves to look at everything from the
19 multi-family and some of the commercial
20 to the local churches and everything in
21 between. And the idea is to bring almost
22 a micro level of training at a mobile
23 level to the people that want to look for
24 those jobs, and I think together there's
25 an opportunity in Philadelphia to reach

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2 the target of the greenest city and also
3 build some careers in the course of doing
4 it.

5 COUNCILWOMAN BROWN: For sure.
6 For sure. So I'm clearly interested in
7 that career path for young people. So
8 we'll talk about that more offline.

9 Thank you all very, very much
10 for your testimony.

11 If we could please invite Katie
12 Bartolotta. And you'll correct me.

13 MS. BARTOLOTTA: Bartolotta.

14 COUNCILWOMAN BROWN:
15 Bartolotta, Philadelphia Outreach
16 Coordinator for PennFuture, and Logan --

17 MR. WELDE: Welde.

18 COUNCILWOMAN BROWN: Thank you.
19 There's two E's in that name.

20 MR. WELDE: Saleem Chapman is
21 also here.

22 COUNCILWOMAN BROWN: All right.
23 Clean Air Council.

24 (Witnesses approached witness
25 table.)

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2 COUNCILWOMAN BROWN: If you
3 could all state your name for the record
4 and then proceed with your testimony.

5 MS. BARTOLOTTA: Good morning,
6 Chairwoman Reynolds Brown and members of
7 the Committee. My name is Katie
8 Bartolotta and I am the Philadelphia
9 Outreach Coordinator for PennFuture, a
10 statewide environmental advocacy
11 organization. PennFuture is the
12 convening organization of the Next Great
13 City, a coalition of over 100 member
14 organizations whose mission is to create
15 cleaner, safer, and healthier
16 Philadelphia neighborhoods.

17 As a coalition, Next Great City
18 identifies areas where neighborhood
19 quality of life in Philadelphia can be
20 improved through cost-effective,
21 commonsense policy solutions rooted in
22 sustainability. With strong leadership
23 from the Nutter Administration and
24 members of City Council, the Next Great
25 City Coalition has had overwhelming

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2 success in seeing our past policy
3 recommendations come to fruition.

4 In its 2011 policy agenda, the
5 Coalition recommended that Philadelphia
6 City Council take action to protect and
7 inform property buyers by requiring
8 sellers to provide energy cost
9 information. The City's benchmarking law
10 in 2012 transformed this good plan into
11 great action. Members of the Next Great
12 City Coalition wholeheartedly supported
13 its passage.

14 I'm here to lend PennFuture and
15 Next Great City's support to the proposed
16 expansion of the City's benchmarking law
17 to include all commercial buildings at
18 50,000 or more square feet. By requiring
19 additional large commercial buildings to
20 disclose their energy use, the following
21 positive effects of the energy
22 benchmarking law will be compounded.

23 Under the current law,
24 buildings are encouraged to reduce their
25 energy consumption based on standardized

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peer building comparisons, helping business owners make strategic decisions about investments and upgrades to yield maximum energy cost savings. A 2012 report commissioned by the California Public Utilities Commission found that benchmarking was highly correlated with building energy improvements and strongly encouraged participation in utility rebate and incentive programs.

Additionally, energy benchmarking has a significant environmental benefit, as strategic building energy use reduction helps to reduce the City's carbon footprint. According to the Mayor's Office of Sustainability, building energy use accounts for more than 60 percent of Philadelphia's greenhouse gas emissions, making reductions in energy use a key component of mitigating climate change locally.

Lastly, by including more buildings under the City's current

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benchmarking law, we can continue to expand the market for energy efficiency services, a boon to the local job economy. A recent survey by the Institute for Market Transformation of markets with existing benchmarking laws found that local businesses were experiencing significant new demand for energy efficiency services and were able to expand their payrolls and hire new employees as a result.

By expanding the City's benchmarking law to include all commercial buildings of 50,000 or more square feet, we stand to expand the law's proven externalities - cost savings, environmental benefits, and job growth. Both PennFuture and the Next Great City urge the passage of Bill No. 150011.

Thank you for your time.

COUNCILWOMAN BROWN: Thank you very much.

Please state your name for the record and proceed with your testimony.

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2 MR. CHAPMAN: My name is Saleem
3 Chapman. Good morning, Madam Chairwoman
4 and the distinguished members of the
5 Committee for the Environment. Thank you
6 for hosting this hearing. My name is
7 Saleem Chapman and I am the Director of
8 Policy and Strategy for the Clean Air
9 Council. The Clean Air Council has been
10 an environmental health advocate in the
11 Philadelphia region since 1967 and is
12 active on a number of environmental
13 issues. The Clean Air Council is
14 appreciative of this opportunity to speak
15 in support of adopting Bill No. 150011,
16 which extends the coverage of energy
17 benchmarking to include residential
18 buildings.

19 Bill No. 150011 is a powerful
20 catalyst for promoting energy efficiency
21 in building environments. A recent
22 analysis by the U.S. Environmental
23 Protection Agency found that buildings
24 that are benchmarked save an average of 7
25 percent over a period of three years.

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2 Mandating disclosure of building energy
3 use increases transparency and resolves
4 the classic renter's dilemma.

5 Typically owners have little
6 incentive to pay for improvements since
7 tenants pay the energy cost of
8 inefficient buildings. However, as
9 occupants become more knowledgeable of
10 the building's relative performance among
11 similar structures, owners are persuaded
12 to implement upgrades to remain
13 competitive in real estate markets.

14 Advancing building energy
15 efficiency is a critical need. The
16 single largest user of energy in the
17 United States is the building sector,
18 accounting for approximately 40 percent
19 of total energy consumption. However, in
20 cities, that number can be considerably
21 higher, often 60, 70, and even 75
22 percent. However, a large fraction of
23 the energy that flows through buildings
24 is often wasted. This is particularly
25 true of Philadelphia. With an average

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age of 1960, a disproportionate share of Philadelphia buildings were constructed prior to the implementation of modern building codes.

Energy efficiency is important to ensure against rising energy costs. Between 2009 and 2014, the price of electricity in the United States increased 6.4 percent when natural gas was as much as 13.8 percent, according to the Consumer Price Index.

Energy costs in Philadelphia, however, exceed national averages. A Philadelphia family of four living in a property built in 1960 pays an average cost of \$2,941 in energy costs. The national average is only 2,200.

Last November, energy costs were 24 percent higher in Philadelphia compared to national averages, and during the same period, Philadelphia households paid 10.1 percent more than the national average for utility costs. This is significant given the socioeconomic

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2 demographics of Philadelphia residents.
3 Energy costs is a significant contributor
4 to economic hardship.

5 Philadelphia has one of the
6 highest rates of deep poverty where
7 nearly 1 thousand 8 hundred -- excuse me;
8 185,000 people, including about 60,000
9 children, reside in households with
10 income less than half the poverty rate.
11 Living in least energy-efficient
12 buildings, low-income households spend a
13 higher percentage of their income on
14 energy costs, and while energy
15 expenditures for the average U.S.
16 household accounts for only 5.5 percent
17 of total income, low-income individuals
18 spend between 15 to 20 percent of their
19 monthly income on energy costs.

20 So while I applaud this
21 Committee for taking this considerable
22 step in the right direction, I urge you
23 to consider pursuing a more comprehensive
24 measure so that a broader constituency
25 will benefit from the advantages provided

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2 by energy benchmarking.

3 The square footage threshold
4 upon which energy benchmarking becomes
5 applicable should be reduced. Other
6 jurisdictions have already pursued
7 similar measures; for instance, in New
8 York, requirements that buildings greater
9 than only 10,000 square feet must report
10 energy consumption for all units. It is
11 the recommendation of the Clean Air
12 Council that the square footage threshold
13 be systematically scaled down over a
14 period of five years.

15 I am grateful for this
16 opportunity to appear before this
17 Committee and look forward to answering
18 your questions.

19 COUNCILWOMAN BROWN: Good
20 morning.

21 MR. WELDE: Good morning.
22 Logan Welde also from the Clean Air
23 Council. We thank you for this
24 opportunity. The Clean Air Council does
25 support this legislation and we hope that

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2 it passes.

3 So one thing that my colleague,
4 Mr. Chapman, pointed out was the Clean
5 Air Council would like to see over the
6 next five years the reduction from 50,000
7 square feet down to 5,000 square feet.

8 One of the things I don't think was
9 discussed much today but my colleague did
10 discuss in his testimony, low-income
11 people are suffering from utility bills.
12 They are deciding between putting food on
13 the table or heating their homes in the
14 wintertime or cooling them in the
15 summertime when it's very hot.

16 I have spoken with hundreds of
17 people throughout Philadelphia at
18 schools, in neighborhood community
19 centers, and in senior citizen homes, and
20 energy bills are a real problem in this
21 city. You would be ignorant today if you
22 went shopping for a car and you didn't
23 look at the sticker on the window that
24 showed you the miles per gallon of that
25 car. It's the same thing as what we're

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2 doing with our buildings now.

3 When you apply to rent a
4 building now, you have no idea what the
5 past tenants were paying in utility
6 costs. You have no idea what the
7 building owners, how responsible they are
8 about fixing problems where the air leaks
9 out of the ceiling literally. I've been
10 in homes where they don't qualify for PGW
11 or PECO's low-income assistance programs
12 because there's gaping holes in the
13 ceilings, and they literally have to have
14 their ovens on in the kitchens and have
15 their kids sitting in there doing
16 homework at night. Then they bundle them
17 up at night to go to bed, because they
18 can't pay their utility bills any more
19 than just having the oven on in the
20 kitchen.

21 Utility bills are a serious
22 issue. Fifty thousand square feet, it
23 sounds like a great number. I think one
24 testimony today said that it was 700
25 buildings. We'd really like to see you

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2 over the next five years lower than to
3 hit a much larger percentage of buildings
4 in Philadelphia, 5,000 square feet. New
5 York now has 10,000 square feet. We
6 think the utilities are ready to do
7 50,000 square feet, and we think in the
8 next five years they'll be ready to do
9 5,000 square feet.

10 There's no reason why I should
11 be applying for a rental as a low-income
12 resident of Philadelphia and not know
13 what the energy bills were for the last
14 five, ten years of the building. Why
15 should I pay 40 percent of my take-home
16 income to utility bills when my neighbor
17 next door, they have a good landlord,
18 their landlord fixed the leaky roof and
19 they're only paying 15 percent of their
20 take-home income?

21 COUNCILWOMAN BROWN: Well, for
22 sure you present a very, very compelling
23 argument, and it distresses me and makes
24 me very sad when we don't factor in
25 families in the way that you just

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2 described. It's real. And Councilman
3 Jones often talks about how families have
4 to choose between paying their rent and
5 paying their utility bill.

6 So I'd like to invite the
7 Office of Sustainability back to the
8 table and let's hear your response,
9 reaction or comment on this
10 recommendation.

11 (Witnesses approached witness
12 table.)

13 COUNCILWOMAN BROWN: How
14 doable, how reasonable, does it make
15 sense, is it the right thing to do, so
16 that we're looking at the cross-spectrum
17 of citizens across Philadelphia and all
18 parts of the economic strata?

19 MR. FREEH: Absolutely. Thank
20 you, Councilwoman, for giving us the
21 opportunity to respond. We absolutely
22 agree with the Clean Air Council that
23 this is a critical issue for
24 Philadelphia's families. We would like
25 to see obviously additional resources

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2 dedicated towards any kind of efforts to
3 improve the quality of housing in
4 Philadelphia.

5 The concern that our office
6 would have with a lowering of the
7 threshold to 5,000 square feet is
8 twofold. First, from the utility
9 perspective, there's currently not an
10 ability to transfer data in a way that
11 would be sufficiently automated for
12 building owners of that size, simply due
13 to the complexity of the task. It's a
14 free program that we're asking larger
15 building owners to use, but there is some
16 time involved, and we would not want to
17 unduly burden smaller building owners
18 with that requirement at this time.

19 There are also some data
20 privacy concerns involved with smaller
21 buildings. In cities that have pushed
22 for similar requirements, there have been
23 concerns amongst the regulators.

24 COUNCILWOMAN BROWN: There's
25 been concern amongst the?

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2 MR. FREEH: Amongst the
3 regulators that there will be some data
4 privacy concerns at that threshold.

5 The second concern our office
6 would have would be just in terms of
7 implementing that program with the
8 current resources that our office has,
9 and I think I'd like to turn it over to
10 our Director to speak a little bit more
11 on that.

12 MS. GAJEWSKI: I think that
13 this is something -- this is an issue
14 we've been talking about for a while now.

15 I'm Katherine Gajewski,
16 Director of the Mayor's Office of
17 Sustainability.

18 And I think that there is an
19 element here around the connection to
20 benchmarking and disclosure and how you
21 get both renters and prospective
22 residential buyers information about the
23 previous energy use and energy costs of
24 the particular unit or home they're
25 looking to rent or to buy, and there's a

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2 number of potential legislative solutions
3 that could get to that that kind of fall
4 outside and beyond benchmarking and
5 disclosure laws, like what we have on the
6 books and the ones we're talking about
7 today. So I think it's a separate
8 conversation and one that we're happy to
9 have.

10 And then the other issue there
11 is one that's more tied to funding and
12 programming. So we have programs that
13 are run by the Office of Housing and
14 Community Development that implement
15 federal dollars to help low-income
16 residents to make energy upgrades to
17 their buildings, so Basic System Repairs,
18 the LIHEAP program. I think there's a
19 lot of opportunity for us to think about
20 how we can improve those programs, and
21 funding constraints are certainly a
22 reality, but I think there's a real
23 opportunity to look at how we program
24 some of those dollars and could do more
25 with them and potentially look for other

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2 dollars to pool so that we can go deeper
3 into those homes that we have the
4 opportunity to do work in.

5 So I think there's a
6 programmatic element and then a separate
7 legislative element that we'd be happy to
8 talk about at a later date.

9 COUNCILWOMAN BROWN: Well, I
10 will go on record then to say that that
11 needs to be our next level of interest
12 and our next level of focus, because
13 we're a smart government. We got
14 professionals who figure it out, and if
15 New York can figure it out and better
16 serve citizens who are probably most in
17 need, then we as a government over five
18 years, because I heard the caveat, let's
19 figure out how we can do this
20 strategically, intentionally over the
21 next five years, recognizing fully that
22 it takes resources and it takes resources
23 and it takes resources. But what we know
24 is, as President -- Vice President Biden
25 said it best, you don't have to tell me

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2 your priorities; show me your budget and
3 I'll tell you your priorities.

4 So my ask is that we take this
5 on collectively as a next opportunity so
6 that we can indeed capture those
7 thousands of citizens that don't have a
8 voice when it comes to progressive future
9 initiatives like this.

10 MS. GAJEWSKI: I just want to
11 respond one more time that lowering the
12 threshold kind of feels right, but it's
13 not necessarily the most strategic move
14 and the best use of resources to get to
15 what I think the goal Clean Air Council
16 was articulating is.

17 So I just want to go on record
18 saying that there's kind of a natural, I
19 think, inclination to think about
20 lowering the threshold to capture more,
21 but it's not necessarily the way that you
22 drive to those end goals. So, again,
23 happy to have that conversation.

24 COUNCILWOMAN BROWN: So then
25 we'll figure out collectively over

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2 conversations and discussions and
3 strategic dialogue over the next two,
4 three, four years, God willing, how we
5 get to what they just articulated.

6 MS. GAJEWSKI: Yup. We'd be
7 happy to.

8 COUNCILWOMAN BROWN: All right,
9 then. Thank you very much.

10 So our last witness, if you
11 could please come forward, and then we're
12 going to move to take an amendment on
13 this bill. Christine Young-Gertz,
14 Esquire, Government Affairs Director for
15 the Pennsylvania Apartment Association.
16 Please.

17 This is our last witness and
18 then we're going to move to take action
19 on this measure.

20 (Witness approached witness
21 table.)

22 MS. YOUNG-GERTZ: Thank you so
23 much. I submitted written testimony, and
24 sitting in the room today listening to
25 everyone else, I really thank you for two

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2 minutes to add to what is in my
3 testimony.

4 COUNCILWOMAN BROWN: Please.

5 MS. YOUNG-GERTZ: And, that is,
6 you just said what I wanted to say and
7 you summed it up beautifully. In terms
8 of going forward with benchmarking
9 mandates, I think you said strategic
10 dialogue, and that was just the last
11 thing I wanted to ask for going forward
12 and thank you personally and publicly for
13 any issue you tackle. You never pass the
14 bill and throw away the key on the issue.
15 Your door has always been open to me in
16 bringing up all the devil in the details
17 that come with the experience of
18 compliance with any new mandate. All I
19 want to say.

20 Multi-family is -- rental is
21 just -- it's not a one-size-fits-all
22 proposition, and going forward -- well,
23 let me just back up for two seconds.

24 My members are responsible
25 property managers. They're ahead of the

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2 curve really with energy efficiency.

3 It's in their best interest to be. They

4 know their bottom line depends on

5 delivering a good product, and delivering

6 a good product means that they can boast

7 about the most professional,

8 state-of-the-art management standards

9 that they adhere to. But, again, devil

10 in the details. So going forward, can we

11 please be a part of the dialogue?

12 COUNCILWOMAN BROWN: Of course.

13 MS. YOUNG-GERTZ: There's going

14 to be any number of compliance issues.

15 Our members are very concerned about the

16 privacy of their residents, and hopefully

17 the utility companies who have assured

18 that they can provide the aggregate

19 information, which is really the crux

20 when it comes to benchmarking, that's the

21 pivotal thing. The aggregate information

22 on the property is the most important

23 thing or else the exercise is pointless.

24 COUNCILWOMAN BROWN: Agreed.

25 MS. YOUNG-GERTZ: My request is

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2 to be at the table and to thank you for
3 having the table above and beyond this
4 hearing.

5 COUNCILWOMAN BROWN: You are
6 absolutely welcome.

7 And so we have an assignment
8 after we take action on this bill, do we
9 not, all of those who testified? Hello.
10 Yes, we have an assignment to tackle, in
11 a very thoughtful way, the challenge
12 you've put forth, because all of us on
13 this side of the table care about the
14 entire citizenry of our city. And I had
15 mentioned to the leadership at the
16 Mayor's Office of Sustainability that too
17 often I walk into rooms where we're
18 discussing energy and the future and the
19 environment, sustainability, and I'm the
20 only one in there who looks like me.
21 That's a problem. We need to make sure
22 that we reach deep and we reach wide to
23 capture those who typically don't get to
24 the table because their lives are focused
25 on trying to put food on the table.

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2 Okay, then. Thank you very,
3 very much.

4 MS. YOUNG-GERTZ: Thank you.

5 COUNCILWOMAN BROWN: So with
6 that, we will now go into the public
7 meeting.

8 The Chair recognizes
9 Councilmember Oh for a motion to amend
10 Bill No. 150011.

11 COUNCILMAN OH: Thank you,
12 Madam Chair. I move that Bill 150011 be
13 amended. The amendment has been
14 circulated to all members of the
15 Committee.

16 COUNCILWOMAN BROWN: All those
17 in favor signify by saying aye.
18 (Aye.)

19 COUNCILWOMAN BROWN: First call
20 for a second.
21 (Duly seconded.)

22 COUNCILWOMAN BROWN: Thank you
23 very, very much.

24 All those in favor signify by
25 saying aye.

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2 (Aye.)

3 COUNCILWOMAN BROWN: All those
4 opposed?

5 (No response.)

6 COUNCILWOMAN BROWN: Very well.

7 I move that Bill No. 150011, as amended,
8 be reported out of this Committee with a
9 favorable recommendation and that the
10 rules of Council be suspended so as to
11 permit first reading at our next
12 scheduled session of City Council.

13 (Duly seconded.)

14 COUNCILMAN OH: I could do that
15 if you want me to.

16 COUNCILWOMAN BROWN: Please.

17 COUNCILMAN OH: Yes. I move
18 that Bill 150011, as amended, be reported
19 out of the Committee with a favorable
20 recommendation and that the rules of
21 Council be suspended as to permit first
22 reading at the next session of Council.

23 (Duly seconded.)

24 COUNCILWOMAN BROWN: All those
25 in favor say aye.

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2 (Aye.)

3 COUNCILWOMAN BROWN: All those
4 opposed?

5 (No response.)

6 COUNCILWOMAN BROWN: Seeing
7 none, this bill has been approved out of
8 this Committee with a favorable
9 recommendation.

10 We want to thank all of you who
11 showed up who care about this issue, who
12 care about the future. Thank you for
13 your expertise and your testimony.

14 This concludes this meeting on
15 the environment and sustainability.

16 Thank you very much.

17 (Committee on the Environment
18 concluded at 11:55 a.m.)

19 - - -

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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

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