

**AIR QUALITY ADVISORY BOARD
REGULAR MEETING
MONDAY, MARCH 18, 2013**

DATE: Monday, March 18, 2013
LOCATION: 215 n. Mason Community Room
TIME: 5:30 – 8:30 p.m.

For Reference: Greg McMaster, Chair 484-3348
Ben Manvel, Council Liaison 217-1932
Melissa Hovey, Staff Liaison 221-6813

Present: John Shenot, Scott Groen, Tom Moore, Dave Dietrich, Jim Dennison, Rich Fisher, Greg McMaster, Nancy York

Absent: Michael Lynn

Staff Present: Melissa Hovey, Alexis Hmielak,

Public Comments: none

Review and approval of February, 25, 2013 minutes

John Shenot moved and Dave Dietrich seconded a motion to approve the February, 25, 2013, AQAB draft minutes as presented. Motion passed 7-0-1, with Jim Dennison abstaining because he was not present at the February meeting.

Urban Renewal Authority (URA) Resolution amending the 2012 URA Policies and Procedures

- Tom Leeson, Redevelopment Program Manager, Economic Development Department presented an update on this resolution. Because lowering energy use/cost in commercial buildings has positive impact on air quality, Tom was present to ask for input from the Air Quality Advisory Board on this resolution.
- The Urban Renewal Authority utilizes public financing through Tax Increment Financing (TIF) to provide funds for projects that benefit the community. The Fort Collins Climate Action Plan recommended that any building project that uses public financing should include green building standards. The proposed amendment would assure that sustainable measures are part of any future URA projects in Fort Collins.
- Green Building Construction Background
 - Because the URA's June, 2012, proposal to have all URA projects meet LEED Silver Standards did not have support, the Integrated Design Assistance Program (IDAP) and URA staff and board recommended there be intermediate steps taken to achieve greater-than-code sustainable measures in future building projects. They also recommended a Construction Waste Management plan.

- Suggested energy efficiency requirements would require participation in the EPA Energy Star certification program to close the loop between design and actual performance and would require energy monitoring for 12 consecutive months.
 - The program would set energy targets and receive energy performance scores. If a project gets a score of 75, it would be awarded “Designed to Energy Star”; meaning its performance is 35% better than comparable buildings and represents the top 25% of existing buildings.
 - The URA board could also require that a project go to the next level and achieve an “Energy Star label.” This would require 12 months of constant energy monitoring and achievement of a 75 score during that time.
 - URA renovation projects that do not include new construction or are remodeling less than 50% of the total building area do not have to achieve an Energy Star rating. They would have to meet the current Energy Code (except building envelope) and would be required to continuously monitor energy use for 12 months, gain awareness of how their energy is being used, and voluntarily reduce energy use.
- Deconstruction and Recycling
 - As the City continues to redevelop, construction and demolition will be a major contributor to landfill. The City’s goal is to divert 50% of community waste from the landfill. Green Building requirements would be an opportunity to divert more waste from the landfill and help achieve the City’s diversion goal.
 - Because deconstruction and recycling is more expensive and takes longer, the URA expects opposition from the business community on this.
 - The recommendation is that URA-funded projects have at least 50% of the waste materials be diverted from the landfill.
- Administrative Procedures Approval Process
 - Would allow staff flexibility to implement policies and respond quickly to issues.
 - Would delegate the authority to approve administrative procedures with the Executive Director.
- Council work session schedule
 - Section 2 – Objectives (presence of floodplain language)
 - Section 4 – Evaluation criteria (financial feasibility of projects language)
 - Section 4 – Public Benefit (affordable housing as public benefit language)

Discussion

- Nancy York: If a projects gets a 75 score, do they get a federal subsidy? (No. Any funding would be from Tax Increment Financing (TIF) from the state of Colorado. This is essentially an EPA program that recognizes efficient energy use).
- Nancy York: Why did the URA board turn down the recommendation that redevelopment projects achieve LEED Silver? (LEED Silver was too expensive to achieve. However, the

board recognized something does need to be done. This recommendation is an alternative approach).

- Jim Dennis: If a project receives Tax Increment Financing money and doesn't achieve the 75 rating, do they have to give the money back? (That depends on what goal they chose. If they only have to design it and they don't meet the design goals, there is no refund. If they had decided to meet the energy goal, they would continue monitoring until they met the goal. This could be over 5 -10 years. The money would be withheld until they met the goal).
- Dave Dietrich: Why does the URA board want to make these changes? (They haven't decided to do so yet. Staff is presenting these suggested changes to them and recommending they implement Tier 2 to meet the Energy Star standard with 12 month monitoring).
- Tom Moore: How much of the cost is taken care by the Tax Increment Financing (TIF) (Every project is different. Generally, we try to only use about 50% of TIF funds collected to go towards an actual project in order to allow other improvements in the TIF area).
- Tom Moore: How do you determine they have met the waste reduction goal? (The demolition contractor submits weight records to the URA. Recycling 50% by weight is not difficult to achieve).
- Tom Moore: I suggest there be ways to insure that air pollution emissions are minimized in the redevelopment process. I also suggest all construction should be assessed in this holistic manner.
- Dave Dietrich: If diverting 50% of the demolition waste stream is easy to achieve, I suggest raising that number. Contractors already recycle concrete from demolition and get money for it. Do we have data what diversion rate they're achieving without any incentives? (50% is standard).
- Scott Groen: If contractors are already at 45%, I suggest the City require a higher rate to qualify for TIF money.
- Nancy York: What are the criteria for LEED Silver? (A LEED rating is a more comprehensive sustainable building rating, but it adds significant cost to a project. It has different categories, but does not always lead to an energy-efficient building. We thought this was more appropriate policy. A lot of redevelopment projects are already meeting LEED standards because, from a sustainability standpoint, redevelopment is generally more sustainable).
- John Shenot: Is multi-family eligible for redevelopment TIF funds? (Yes. There has been one Habitat for Humanity complex built).
- John Shenot: In addition to energy efficiency and demolition requirements, I think there should also be a requirement for radon testing and mitigation; at least for residential properties. Indoor air quality requirements are in City Plan. Redevelopment properties should also have standards for indoor air.
- Rich Fisher: I think requiring contractors to be Climate Wise partners would be appropriate and incentives should be included in this plan. (Indoor environment is part of the Energy Star Standard. However, I am not sure it includes radon testing and mitigation).

- Jim Dennison: I thought the residential construction code required a passive radon system that could be upgraded at the owner's discretion.
- Greg McMaster proposed the following recommendation for the URA policy amendments:
 - Be at least Energy Star labeled (not just design)
 - Deconstruction waste diversion should begin at 60%
 - Deconstruction air quality, traffic, issues be addressed
 - Make sure all buildings meet the city indoor radon levels
 - Extend passive radon requirement from residential to commercial
 - Suggest other incentives such as Climate Wise as additional benefits.
- John Shenot: Based on my experience on an advisory board in another state, 60% deconstruction diversion is not out of line. We should require more than 50%.

Dave Dietrich moved and Rich Fisher seconded the following motion:

The Air Quality Advisory Board (AQAB) submits the following recommendations to the Urban Renewal Authority (URA) regarding the proposed resolution to modify the 2012 URA policies and procedures:

1. All projects must be monitored for 12 months to verify an Energy Star score of 75 or greater.
2. Increase the requirement for waste stream construction/demolition recycling to a minimum of 60% and as high as feasible.

The AQAB encourages the URA to also consider the following:

3. Require active, verifiable ambient air quality mitigation during deconstruction and construction to reduce mobile and fugitive emissions.
4. Clarify the meaning of the requirement that "...the building meets indoor environmental standards ...". Does this include the City's municipal code for radon?
5. Encourage participation in the City's ClimateWise program.

Motion Passed unanimously

Discussion of 2013 AQAB work plan

- Greg McMaster asked the group to consider the following two issues for the 2013 AQAB work plan: a public forum on state of the sky; and a white paper. John Shenot had prepared a sample outline for a white paper regarding wildfires and air quality. The white paper could also be the topic of a public meeting, website, etc.

Discussion:

- Rich Fisher: I suggest the white paper also have a one page or less version for the public.
- Tom Moore: Many things in outline form can be handled with graphics.
- Greg McMaster: This would be a way for the AQAB to be proactive to Council about fire's effects on air quality, how the City can better respond to fire, and to provide air quality information.
 - Melissa Hovey: This is a timely issue for AQAB to take on. She can share what she has gathered to date with input she has received about what is the City's role is in addition to other agencies when there is a wildfire.
 - Tom Moore: The City Council needs to understand who they need to partner with to manage these situations
- Tom Moore: I am also interested in the quality of the built environment: how we develop and redevelop and what it means, specifically construction issues.
- Rich Fisher: I am now volunteering with the Healthy Sustainable Homes program and am doing home inspections. Informing people of this indoor air quality program is an educational opportunity for the AQAB.
- Jim Dennison: The City might want to consider a city-wide policy on deconstruction.
- A sub-committee was formed to work on the white paper: Tom Moore, Rich Fisher, Dave Dietrich

Updates and announcements

- The April board meeting will have elections of Chair, Vice Chair, Bicycle Advisory Committee representative and West Nile Virus Committee representative
- Climate Action Plan (CAP)
 - Tom Moore: Is staff working with boards on revising the Climate Action Plan (CAP) and, if so, could the AQAB get some progress reports? (There may not be a separate group working on the Climate Action Plan at this time).
 - Greg McMaster: It seems staff is finalizing the CAP revision. Why is the Plan not being reviewed by the public? (Melissa: I will get clarification on what the review process will be).
- Tom Moore: I would like to know about the overarching Sustainability Services division and how our white paper would fit in it.
- West Nile Virus
 - Greg McMaster: Four council members were at the last study session. They raised the vector index from .5 to .75 so the situation has to be more severe to warrant spraying. The rest of the process was reconfirmed.
- City programs
 - The lawnmower rebate will launch soon

- The oil and gas operator agreement update will be on Council's agenda tomorrow night's night.
- The Energy Board is reviewing the energy policy.
- The CSU commuter study needs volunteers.
- John Volkens at CSU is getting funding for an aerosol oxidative reactivity study for this season's fire season. It will correlate with health impacts from the fire.
- A Front Range air emissions study for oil and gas is looking for funding to study actual emissions during oil and gas drilling phases.
- Rich Fisher: I am interested in traffic light timing and would like to have the traffic engineer address the AQAB on this subject since transportation is the largest source for emissions.
- Greg McMaster: I think the new bike map doesn't seem to reflect the reality on the streets and gives a false sense of safety or route selection. Previous AQAB board Chair Eric Levine is starting work with a group to revisit this and might come to the AQAB.

Adjourn

Scott Groen moved and Tom Moore seconded a motion to adjourn

Greg McMaster adjourned the meeting at 8:16 pm.

Approved by the Board on April 22, 2013

Signed Alexis Hmielak 4/22/13
Alexis Hmielak Administrative Secretary II Date