

Intergovernmental Green Building Group (IGBG) Meeting
Washington Metropolitan Council of Governments
777 North Capitol Street, NE, Washington, DC

October 13, 2011 IGBG Meeting Highlights- DRAFT
Phone Conference

**“Promoting cooperation on green building issues in the
Metropolitan Washington region”**

Attendees:

Joan Kelsch, Chair, Arlington County
Luisa Robles, Greenbelt
William Marsh, Loudoun County
Adam Sledd, Institute for Market Transformation (IMT)
Ellen Eggerton, Fairfax County
Karen Anderson, Montgomery County Public Schools
MonaCheri Pollard, District of Columbia
Gina Dennis, Relerience
Bill Updike, District Department of Environment (DDOE)
Noel Kaplan, Fairfax County
Lisa Orr, Frederick County
Leah Boggs, MWCOG
Amanda Campbell, MWCOG
Joan Rohlfs, MWCOG
Maia Davis, MWCOG
Jeannine Altavilla, MWCOG

- **Call to Order, Welcome, and Introductions (Joan Kelsch)**
 - o Chair Kelsch called the meeting to order at 10:05 am.
 - o Leah Boggs announced that EPA has released school siting guidelines. A survey of five states revealed 1,100 schools located within ½ mile of contaminated sites.
 - o Joan Rohlfs added that EPA is considering new near-road air quality monitor siting guidelines. Studies show elevated emissions within 500 yards of a roadway.
- **Approval of September 8, 2011 Meeting Summary**
 - o The minutes were approved without changes.
- **Overview of Public and Private Green Leasing Policies (Adam Sledd)**

- As program manager for from IMT, Adam Sledd has worked with GSA’s leasing policies as part of General Services Administration (GSA)’s sustainability efforts.
- One of the goals of green leasing is to strengthen the link between who pays for building retrofits and who reaps benefits of reduced utility bills. Green leasing realigns the ‘split incentive’ found in a typical lease.
- Green leases can contain provisions for meeting LEED/Energy Star reporting requirements and other federal, state or local regulations. Green leasing enhances existing contracts with sustainability components. Green leases can include sustainability components that apply to maintenance, utilities, insurance, subletting, rules and regulations, and dispute resolution.
- The GSA’s sustainability rules, such as the requirement of leased buildings to be Energy Star certified, are helping shape the green buildings market.
- One challenge is overcoming landlord’s and tenant’s resistance to added clauses in a lease. Remember that ‘what gets measured gets managed’. It is important to consider enforcement when designing green leases. Green leases can include the option to vacate the space if the lease requirements are not met.
- A third challenge is lack of energy efficiency knowledge among parties involved in leasing.
- Available model leases include BOMA, RealPAC, and Alan Whitson’s Model Green Lease. Residential models are available, but most green leasing initiatives so far have focused on office and retail.
- Mr. Sledd clarified that green leasing may not be a policy issue for local government, but it could be a part of government-wide leasing requirements. Green leases are taking place in the west, and in New York City.
- Current efforts in green leasing in the area
 - Attendees reported very little action on green leasing to their knowledge in their jurisdictions.
 - Bill Updike reported that DDOE may have a forum on green leasing next year.
- **EPA Grant Opportunity (Maia Davis)**
 - EPA’s Office of Sustainable Communities is currently offering two technical assistance opportunities that could apply to COG’s local jurisdictions.
 - 1) Smart Growth Implementation Assistance Awards. This is the grant that funded the EPA/SRA climate adaptation project. COG itself does not plan to re-apply.
 - 2) Building Blocks for Sustainable Communities: Smart Growth America (SGA) received a Building Block assistance grant. Regional governments can apply for a sub-grant through SGA. There are

several opportunities; each requires demonstrating how the project leverages prior EPA grants. Two opportunities that Maia proposes include 1) A workshop on using LEED-ND to accelerate the development of sustainable communities or 2) a local government land use code audit. Both of these could be described as furthering climate adaptation for the purposes of the application. COG could partner with one (or possibly more) jurisdictions for the code audit. The deadline is October 26.

- Joan Kelsch said that it is important to ensure that this fits in with CEEPC goals and COG's work plan. Costs and benefits should be weighed.
 - Noel Kaplan expressed doubts about whether the two opportunities would add to current knowledge. A one-day code audit might not be helpful above and beyond the adaptation guidebook, and many places already utilize LEED ND concepts. Communities should not lose sight of promoting the benefits of individual green buildings.
 - Maia Davis responded that the audit would provide a specific local example of how land use codes can be updated to achieve climate change objectives.
 - Staff will re-examine options and communicate with committee members before the Oct. 26 deadline.
- **Climate, Energy and Air Quality Survey (Maia Davis)**
- Maia Davis announced that the Climate, Energy and Air Quality Survey will be issued Monday, January 16, and will be due Friday February 3.
 - The survey will be populated with the previous years' responses to aid in completion. New questions are in cover green affordable housing and neighborhood principles, and energy benchmarking and disclosure.
 - If possible, respondents should determine how many public and private green buildings are in their jurisdiction.
 - Leah Boggs suggested that green leasing be added to track progress in that area.
- **Jurisdiction Roundtable Updates**
- Leah Boggs reported that revisions to the green building report are still ongoing and in progress.
 - Fairfax County will hold a workshop on their strawman green building initiative on September 14.
 - District of Columbia is gathering input from across the city for the mayor's Sustainability Plan. Laine Cidlowski could present the main themes of the plan at a future meeting.
- **Meeting Adjournment and Next Meeting Date**
- Next meeting is on November 10, 2011