



BUILT ENVIRONMENT AND ENERGY ADVISORY COMMITTEE (BEEAC)

Draft Webinar Meeting Summary: September 18, 2025

BEEAC Local and State Government Members in Attendance:

- Al Carr, DOEE (Chair)
- Mati Bazurto, City of Bowie, MD (Co-Vice Chair)
- Valerie Amor, City of Alexandria (Co-Vice Chair)
- Amanda Campbell, City of Rockville
- Andrea Lizarzaburu, City of Takoma Park
- Beth Groth, Charles County
- Brian Booher, Montgomery County
- Dale Medearis, NVRC
- Dan Lee, WMATA
- Dory Estrada, City of Takoma Park
- Emily Curley, Montgomery County
- Hokuma Karimova, City of Gaithersburg
- Giulia Manno, Prince William County
- Jacob Whitacre, DOEE
- Jenna Peabody, Arlington County
- Jenny Willoughby, City of Frederick
- Jeremy Good, Montgomery County
- John Silcox, Fairfax County
- Julie Gurnee, Fairfax County
- Kevin Smith, Fairfax County
- Marguerite Guarino, Fairfax County
- Maya Dhavale, Fairfax County
- Mel Hogg, DOEE
- Michelle Smyk, Prince William County
- Rama Mitry, Fairfax County

- Rhina Lara, Arlington County
- Rich Dooley, Arlington County
- Richard E. Hall, City of Bowie
- Robera Tasissa, DOEE
- Shawn O'Neill, Fairfax Water
- Steve Burr, Arlington County
- Yi Sun, Prince William County

Additional Attendees:

- Chantal Vilmar, Montgomery College
- Emily Carr, ICF
- Fiona Wissel, ICF
- Kathie Hoekstra, Alexandria Environmental Policy Committee Member
- Susan Gerson, Loudoun County Public Schools

COG Staff:

- Alissa Boggs, COG DEP
- Leah Boggs, COG DEP
- Heidi Bonnaffon, COG DEP
- Robert Christopher, COG DEP
- Maia Davis, COG DEP
- Jeff King, COG DEP
- Marlee Moore, COG Extern
- Erin Morrow, COG DTP
- Caroline Sherman, COG Extern



1. CALL TO ORDER AND INTRODUCTIONS

Al Carr, Branch Chief, Clean Transportation & Infrastructure, DC Department of Energy & Environment and BEEAC Chair

Chair Al Carr called the meeting to order, and introductions were given.

2. APPROVAL OF THE JUNE 12, 2025 MEETING SUMMARY

Al Carr, BEEAC Chair

The June 12, 2025, BEEAC meeting summary was approved with two minor changes, one to the attendee list and another to the summary of responses to the roundtable peer exchange.

3. JURISDICTION UPDATES AND ROUNDTABLE PEER EXCHANGE

BEEAC Committee Members

Members from Maryland, Virginia, and the District of Columbia provided brief updates on new efficient buildings, green building policy, electric vehicle programs, and other efforts.

Summary of Responses:

- **Maryland**
 - **Takoma Park:** Opened its new LEED Gold municipal library with rooftop solar funded by the Maryland Energy Administration.
 - **Rockville:** Expects to adopt the 2021 International Green Construction Code this fall; zoning rewrite underway; 23 responses to an RFP for an equity strategic plan.
- **Virginia**
 - **Alexandria:** Final revision to the 2019 Green Building Policy released and moving to Council approval; submitted its CPP application (appreciation for COG GHG support).
 - **Arlington County:** Launched an e-bike voucher program—about 2,800 applicants for ~250 vouchers.
- **District of Columbia**
 - **DOEE:** Exploring food-truck electrification to replace gas generators with battery systems.
- **Regional/Other**
 - **Transportation Planning Board (TPB):** Approved Carbon Reduction Program projects, including two electric refuse trucks (City of Mount Rainier), electric construction equipment for DC, and bike/ped projects in Rockville and Frederick; future competitive rounds planned in DC.

4. UTILITY DATA ANALYSIS

Alissa Boggs, COG Staff

Alissa Boggs presented the annual update of the region's utility energy dataset—used to track community energy use, support GHG inventories, benchmarking, and program planning. Each year, nine electric and natural-gas utilities submit data by late March, allowing time for analysis and QA/QC with utilities and member jurisdictions before summaries are finalized.

Data included

- Customer account counts and annual consumption (electricity and gas) by sector
- Select renewable energy indicators (e.g., solar/wind where available)
- Streetlighting data from some providers
- In some cases, monthly consumption data (more granular, but more resource-intensive to collect and vet)

How members can use it & what's next

- Apply the data for GHG inventories, target tracking, benchmarking, and program design; use monthly data where seasonality or program evaluation requires it.
- Provide feedback on whether monthly data is essential for your use cases and flag any format or field requests for the summaries.
- Share or confirm utility contacts to help resolve classification/questions during QA/QC; COG will refresh summaries as remaining files arrive and incorporate planned updates (e.g., expanded renewables/battery storage tracking).

5. COMPREHENSIVE CLIMATE ACTION PLAN WORKFORCE ANALYSIS REVIEW

Deb Harriss, ICF

Fiona Wissell, ICF

Consultants (ICF) walked through COG's CCAP-required workforce analysis: where the region may face labor shortfalls that could slow climate goals, what's driving those gaps, and practical ways jurisdictions and partners can respond.

Key findings

- **It's not only a "training" problem.** Retention and access matter just as much—things like paid internships, bridge programs, childcare, transit stipends, and competitive wages determine whether new workers actually enter and stay in climate careers.
- **High cost of living is a barrier.** Even with training, workers exit or commute from far away without supports, which increases churn.
- **Stronger pathways are needed for underrepresented groups.** Focus on equitable on-ramps (pre-apprenticeships, earn-and-learn models, recognized credentials) and advancement ladders.

Priority occupations flagged

- **Buildings:** electricians, HVAC/R technicians (heat pump install & service), energy auditors/raters, building operators, controls technicians, envelope/insulation crews.
- **Transportation:** EVSE (charging) installers/techs, fleet mechanics re-skilling for EVs, CDL drivers trained on charging/depot procedures.
- **Grid & distributed energy:** line workers, solar installers/techs, storage technicians, interconnection engineers/permit techs.
- **Cross-cutting:** project managers, code officials/plan reviewers versed in electrification, procurement specialists with climate skills.

Barriers the analysis emphasized

- **Credential & licensing friction:** slow reciprocity, confusing pathways, and limited awareness of stackable credentials.
- **Wage compression & irregular hours:** leads to attrition, especially in residential retrofit work.
- **Awareness & navigation:** jobseekers don't see clear, navigable pathways; employers struggle to find candidates with both safety cards and specialty skills.
- **Employer capacity:** small contractors need help with HR, onboarding, and bidding on public work.

Promising strategies discussed

- **Earn-and-learn models:** apprenticeships and paid pre-apprenticeships that blend classroom + site experience.
- **Wraparound supports:** childcare, tools/PPE stipends, transit support, and coaching/mentorship to reduce early drop-off.
- **Procurement levers:** contract language that rewards apprenticeships, local hiring, and training hours; community benefits agreements on larger projects.
- **Educator alignment:** short, stackable certificates that map to in-demand tasks (heat pump commissioning, EVSE O&M, blower-door testing).
- **Data & feedback loops:** track completions, placement, and retention; refresh occupation lists as codes and incentives evolve.

How members can use it & what's next

- **Put the findings to work:** bake workforce language into RFPs and contracts (apprenticeship participation, funded training hours, reporting); coordinate with workforce boards, community colleges, unions, and major employers to align cohorts to upcoming projects (retrofits, charging depots, municipal facilities).
- **Target supports where they move the needle:** reserve funds for paid internships/pre-apprenticeships, provide stipends (tools, transit, childcare), and offer small-contractor onboarding help so they can bid and hire.
- **Standardize and share:** align on priority credentials, safety cards, and job titles for public projects; share metrics (placement, retention, wage growth) to refine programs.
- **Timeline & coordination:** committee briefings in September; public comment in October; final revisions in November; EPA submission by December 1. Send local case studies, partner contacts, and procurement examples to COG staff to incorporate into the regional package.

6. MID-COURSE REVIEW: LOCAL CASE STUDIES

Caroline Sherman, COG Extern

Marlee Moore, COG Extern

COG externs Caroline Sherman and Marlee Moore shared short, replicable case studies that show how local governments are advancing the region's 2030 goal of a 50% GHG reduction. The set spans GHG tracking, clean electricity, and high-performance buildings, with outcomes, enabling conditions, and lessons learned. Notable case studies include:

GHG tracking & transparency

- **Rockville:** Interactive Climate Action Dashboard tied to its annual report shows progress toward a 50% reduction from the 2005 baseline (≈26% complete, ≈60% in progress, ≈13% pending), with sector-level views.
- **District of Columbia (DOEE):** Routine inventories and a public sustainability dashboard (Sustainable DC) documenting about a 35% reduction vs. a 2006 baseline in the latest report.

Clean electricity & solar market enablement

- **Regional solar co-ops:**
 - **Solar United Neighbors (SUN):** Facilitated or in-permitting ~31,036 kW of rooftop solar across COG jurisdictions.
 - **Solarize NOVA:** 1,015 installations totaling ~9.3 MW; co-ops cut soft costs and streamline adoption.
- **Prince George's County:** Clean & Renewable Energy Siting Analysis identifying ~97,000 potential solar projects (>7,000 MW capacity); residential solar grants up to \$10,000; solar canopies at four county facilities (two more expected by end of 2025).

High-performance / zero-energy buildings

- **Alexandria — Minnie Howard Campus (ACHS):** School pursuing LEED Gold and net-zero energy, with envelope optimization and on-site solar; designed to use ≥25% less energy than a comparable baseline facility.

How members can use this & what's next

- **Put it to work:** Reuse ordinance language, procurement specs, program designs, and outreach models (e.g., solar co-op playbooks, siting analyses, NZE school specs, public dashboards). Cite outcomes and enabling factors in memos, budgets, and grant applications.
- **Contribute & iterate:** Send additional case studies with metrics (including equity outcomes). COG will refine and expand the library as jurisdictions report new results and as projects (e.g., PG County solar, Alexandria NZE campus) advance.

7. 2025 ANNOUNCEMENTS, MEETING SCHEDULE AND ADJOURNMENT

All Carr, BEEAC Chair
COG Staff

In the final agenda item, Robert Christopher provided an update on the proposed repeal of the Endangerment Finding by the EPA. He noted that CEEPC had provided public comment opposing the repeal.

The November 20 BEEAC meeting date was confirmed. The meeting was adjourned.

All meeting materials including speaker presentations and video recording can be found on the MWCOG website by clicking the link below –
<https://www.mwcog.org/events/2025/9/18/built-environment-and-energy-advisory-committee/>

Reasonable accommodations are provided upon request, including alternative formats of meeting materials.
For more information, visit: www.mwcog.org/accommodations or call (202) 962-3300 or (202) 962-3213 (TDD)