



# Work Session Minutes

## Commission on Sustainability

Tuesday, September 25<sup>th</sup>, 2018, 6:00 p.m.  
McCloskey Room, City Hall, 401 N. Morton

1. Call to Order
2. Roll Call
  - Present: Chris Reinhart, Cynthia Bretheim, Pam Weaver, Autumn Salamack (Liaison), Sneha Dave, Teddie Mower, Erin Hatch, Olivia Ranseen, Nejla Routsong
  - Absent: Gwen White, Jana McGee, Sheryl Woodhouse, Andrew Predmore, Dave Rollo
3. Approval of Agenda
  - Chris moved, Cynthia seconded. Unanimous voice vote yes. Agenda approved.
4. Announcements
  - Chris: Living Future Collaborative event tomorrow night, 6-8pm. Theme is Craft beer and high performance buildings, at Co-work in the upstairs area. Sy Safi of UberGreen Spaces from Louisville is leading the conversation. 6-8pm Wednesday September 26th.
  - Teddie: Oct 27<sup>th</sup> is ScienceFest, will have a lot of activities related to sustainability. Examples include a woodlands campus tour, greenhouse tour in Jordan Hall, a “modeling food insecurity in south central Indiana” event, and forest ecosystems and green infrastructure in a changing climate. Also happening is the Crossroads project, a 2-day event on campus, where Rising Tides will be giving a performance and the Environmental Resilience Institute and IU Office of Sustainability are supporting partners. Thursday evening of this event is the Rising Tides event, then Friday is the symposium.
  - Sneha Dave: Health Advocacy Summit happening Nov 3<sup>rd</sup> in Indianapolis, the Chief Medical Officer of Aetna will be speaking. One-day no cost summit for young people.
5. Public Comment
  - No public comment.

6. Report from Autumn Salamack, Department of Economic and Sustainable Development
  - The Purdue grant application through the LFPP (Local Food Promotion Program), a USDA grant, was successful. Which means Bloomington will be hiring for a 3-year value chain coordinator, one of four coming into state of Indiana. Working with Jody Ellet to develop a scope of work, and there is a match in the 2019 budget, which hopefully will be approved. The value chain coordinator will act as a broker between local growers and buyers, and help new growers understand food safety regulations. The grant has 3 parts: 1) establish a value chain network with the city, fisher farms natural food, the NWI (North West Indiana) food council, and food and growers associations; 2) scaling for wholesale: training for food safety assessment compliance; 3) food makers program, to conduct a food safety protocol survey. Timing of hiring is still to be determined.
  - SAP is being finalized and will be meeting with the Mayor tomorrow to review the final proposed language. After this meeting everything will be sent to the designer next week to hopefully present to City Council on Oct 31<sup>st</sup>.
  - Autumn attending Growing Sustainable Communities Conference in Dubuque Iowa next week. Coworker Brian Payne (of small bus development), wants people to know that we still have brownfield assessment dollars available, which can pay for assessments or public meetings but not remediation in regard to brownfield development. This money has to be spent otherwise it goes away. For public, private, or other types of development.
  - Cynthia: California just passed an ordinance approving selling of foodstuffs that are made at home in home kitchens.
    - Teddie: There is a movement outside of Bloomington to do that same type of thing.
    - Chris: Columbia has a similar ordinance, but there is a quantity limitation as to how much one can produce.
  - Climate Leadership Summit last week, individuals from ERI presented in about their new tools available, such as ERIT which looks at different areas and adaptation strategies geared towards particular geographic regions. Most of the talk centered on increased extreme heat events and heavy rainfall events (winter and spring), as these are the already pressing increased climate change impacts. This is important for building design and the need to increase renewable percentage of our electricity supply. ERI also did webinar the following week to talk about climate change impacts, expanding that talk to include health impacts as well.
7. UDO Module 2 – Determine comments from BCOS
  - Environmental Incentives
    - In the latest module, there is affordable housing incentives and sustainable incentives, more clear what the requirements are than previously. Helps to clarify and streamline the process. Note that increased density increased by dwelling units, which are different

than number of beds. Affordable housing allows a developer to double your density, and if you also complete a incentive a developer can almost triple their density.

- Olivia: How do you feel about the waiver of fees and expedited process?
- Chris: I think this is good in creating an actual incentive.
- Erin: The sustainable incentives are a bit concerning as they is tied to a singular standard (LEED), and the incentives are not that different from past incentive structure.
- Pam: What was the thinking to tie it to LEED?
- Chris: Using an existing certification helps with staff time to verify the standards.
- Erin: There is the benefit of LEED in that it's a pre-building design standard, so less long term monitoring.
- Pam: Also once you sell a place, how the people live in the condo can affect sustainability outcome.
- Chris: Advantage of tying to LEED is that it is already vetted, so the city doesn't haven't to audit and vet it themselves. Ideal solution is a matrix is targeted design intent, then break it down for different types of certifications/standards. So developer would pick which standard they can go for. As a commission, should we tie it to standards or not?
- Pam: What is the cost to developers to these certifications?
- Chris: Cost is really in the verification process, not the certification itself. However, the density bonus should offset the cost of certification. People will probably nit-pick these numbers as it goes through the process in regard to the actual number for the density bonus.
- Jana: When you put more units per building, how much density per unit do we allow in terms of energy density.
- Chris: Adding units might increase overall building energy, but it doesn't increase energy density. More occupants in a building, means less energy per square foot.
- Chris: Another suggestion is that in the typical application process requiring a developer to fill out a form as to why they are NOT pursuing sustainable or affordable incentives. Right now all we are told no one uses the incentives.
- Pam: Within the city, if you choose affordable housing option you are deciding to earn less money. There are financial incentives but that is only for gap financing.
- Chris: Inclusionary housing may be required.
- Erin: Don't know if that is something that the state would allow and not pre-empt.

- Chris: there is a period of time where all the land-owners have to re-evaluate what property value, which is typically 20% of the price for what you can build on it. We should comment on the incentive levels itself, documentation, and how tied it is to a singular LEED standard.
- Pam: We need to make sure this isn't seen as an "us versus them" situation between the city and developers. Also with these standards you could be forcing a building that doesn't have aesthetic value, and may reduce voluntary positive development aspects.
- Teddie: What can we do to help the UDO right now? I like the idea of evaluation or assessment, as to why people are not using incentives. What could we expand beyond LEED tied incentives?
- Olivia: Are there more upfront fees we can waive?
- Chris: TIF Tax increment money, allows money to be siphoned off and given out to help with redevelopment. Often given to developers of projects to help offset project costs. And yes, developers are not the enemy.
- Teddie: How does the money get in there and how does it get allocated?
- Pam: Talked to Brian Payne, there has to be some sort of offset in terms of business/employment, not just for housing development.
- Nejla: Usually the providing affordable housing is more of a long term costs, as you are tied to an affordable standard for 20-30 years. Would hurt your bottom line longer. The sustainable incentives are more upfront but would pay themselves off later down the line.
- Chris: When people are doing affordable housing you are losing money, but in sustainable you are increasing cost but also increasing product price so you may gain money.
- Nejla: Would need to understand how these other certifications relate to each other and overlap in incentive levels or goals.
- Olivia: If these are not tied to some sort of certification who would validate this information?
- Nejla: That is the challenge, as you don't always follow through in the plan implementation. So a lot of these certifications do have follow-up.
- Chris: Maybe fees are waived if you are hitting a certification, but if you are expecting the planning department to verify you have to pay the fees. Think we should tie it to a palette of options. And not force them to buy one product (LEED certification). We can comment up into January and February.

- Teddie: What should we suggest from BCOS to gather our thoughts?
- Nejla: Can we talk to the living future people to help translate living future to LEED?
- Chris: That is a great idea.
- Pam: From builder point of view if we speculate that they have no idea how to get started and think its more expensive than it is to achieve these incentives.
- Teddie: What are the action items for this dicusssion?
  - Chris: Nejla and I will look into matrixes that are out there that compares across certification standards. Pam was on the right track on examining what the perceived barriers to doing incentives, and sharing it with builders.
  - Erin: Autumn had brought up environmenta standards, specifically floodplain, and also I would add planned unit development for future discussions.
  - Olivia: I would like to look into permeable paver standards for future discussion.
  - Pam: Also we should talk about landscaping rules, about organizing these plants in terms of level of carbon sequestration.

- ~~Alternative Green Building Certifications~~

- ~~Green Globes~~

- ~~Comparison to LEED (<https://www.gbrionline.org/a-comparison-of-leed-and-green-globes/>)~~

## 8. Commission strategic plan goals - updates

- Sustainability Indicators
  - Nothing new.
- Sustainability Awards (Document on Google Drive)
  - Need comments back on this, in terms of ranking.
  - Talked about certification about restaurants that use locally sourced food, trying to come up with ways to find criteria that would be fair and measurable.
    - Olivia: What are we defining local foods as?
    - Teddie: Using the 250 mile definition.
    - Olivia: This is great with the new value chain coordinator, this certification could be in conjunction with value chain coordinator.
    - Nejla: Would try to contact more restaurants who have been here a while, and the ones who financially sustainable.
    - Pam: Like you idea of asking them what they think they are doing. Criteria that may change overtime if it can't be sourced within 250 miles, but maybe having it locally owned for a certain percentage.
  - Nejla: Followed up with chamber of commerce, but haven't gotten back yet. Are we mixing these two certifications?

- Teddie: No this would just go towards their local sourcing of food, not other sustainable practices.
  - Food Policy
    - Waiting until after SAP.
  - Climate Action
    - Still waiting to talk with Common Council members, will wait until SAP is finalized.
    - Olivia: Are you aware of the youth environment summit, IPE and SPEA are coordinating it. It's in October, only for high school students in Indiana. High school students engage in real world problem solving on climate change and sustainability.
  - Sustainable City Planning
    - Discussed already.
  - Collaboration
    - No updates.
9. New Business
10. Adjournment
- Olivia moved, Chris seconded. Unanimous voice vote yes. Meeting adjourned 7.45 pm.

**Next Meeting:**

Work Session – October 9, 2018, McCloskey Room, City Hall at 6:00 p.m.

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812.349.3837.