



**City of Madison**  
**Meeting Minutes - Draft**  
**BENCHMARKING COLLABORATION AD HOC**  
**COMMITTEE**

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

**Monday, September 22, 2014**

**4:30 p.m.**

**City-County Building, Conf. Rm. 118**

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Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnub ua hauj lwm ua ntej yuav tuaj sib tham.

Please contact the Jeanne Hoffman at (608) 266-4091.

### **CALL TO ORDER / ROLL CALL**

**Present:** Manus McDevitt, Willa Schlecht, John Sumi, Raj Shukla, Matt Phair, Chad Faber, Susan Schmitz, Jeannette LeZaks, Zach Brandon

**Excused:** David Ahrens

**Others Present:** Jeanne Hoffman, Curt Brink, Steve Kismohr, Carole Schaefer

Meeting was called to order at 4:31pm

### **PUBLIC COMMENT**

Steve Kismohr – Is with MEEA (Midwest Energy Efficiency Alliance). They work with cities and states on policies initiatives. They have members who are utilities. MEEA works on policy but also on implementation. Steve has worked on Energy Benchmarking ordinances in Minneapolis and Chicago. He has family in the area, so I like to come and visit.

Curt Brink – Represents many apartments in the Madison area and the Brink Lounge – this will be important and wants to get it right.

Eric Mueller – Works for SEG and has worked on this issue for SEG and is very interested in this topic.

Carole Schaefer – She is with Smart Growth Madison. Chad Faber is the representative on the committee, but Carole wanted to come because this is important.

### **DISCLOSURES AND RECUSALS**

There were no disclosures or recusals.

## NEW BUSINESS ITEMS

1. Elect Chair

McDevitt - nominates Raj Shukla

Zach Brandon - nominates Susan Schmitz

Susan was nominated as Chair by a vote of 6 to 3.

Staff indicated that an email would come out about the rules governing. Also it was mentioned that this committee was created by of the council president which staff will also email out to the committee members.

Brandon indicated that meeting agenda must be posted 24 hours prior to meeting and we must be careful of walking quorums and negative quorums. If staff sends an email out – do not respond to all – only staff.

## DISCUSSION

1. Overview of energy benchmarking

McDevitt gave a presentation. The presentation has been loaded to Legistar #35501.

Brandon – Stated that the EPA Portfolio Manager can be used today.

Sumi – Asked if the data was weather normalizing and if you can compare your building to specific Areas?

McDevitt – Indicated, yes the data is weather normalized and yes you can do compare by area.

LeZak – Stated that the more buildings in the data base the better information especially for the building by type, such as hotels, etc.

Brandon – Why have an Audit?

Hoffman/McDevitt – One to make sure the data is accurate and to use the information we collect from the auditing exercise to help shape training that the city could organize

Phair – Is interested in looking at other ordinance from around the country.

Brandon – The problem with this previous ordinance is that it sent a message that businesses don't care about saving money. If the EPA's Portfolio Manager is so great, why isn't everyone signing up! The previous ordinance also had the message that - you (business owner) are bad and we are going to audit you!

Hoffman – Stated that there are various parts of the ordinance – requiring building owners to upload energy data, audit, and disclosure.

Brandon – Indicated that he too would like to see other ordinances.

Phair – Restated that we need to look at other ordinances.

Sumi – Asked are there other cities that do voluntary?

Schmitz – Indicated that it is good to bring out our concerns together and try to find common goals

Schlecht – Asked if there are other places where private companies have to disclose information.

Sumi – Suggested that we need to know the laws requiring privacy as well as the laws regarding open meeting laws.

McDevitt – Suggested that we might be able to find someone that works in implementing an energy benchmarking ordinance to talk with the group, such as someone who works on the Chicago ordinance.

Sumi – Suggested that he knows most PSC rules regarding privacy.

Brandon – It would nice to hear from city that has some years with a working on an energy benchmarking ordinance.

Phair – If we are going to write something, we need an attorney here at that time.

Schmitz – I think it would be good for the committee members to go back and review the history.

Hoffman – Indicated that she can provide the previous Legistar number so committee members can review that material.

Schmitz – Indicated that she can't be at the next meeting, but asked if we need an attorney at the next meeting?

McDevitt – Suggested that we discuss goals at the next meeting

Brandon – Suggested also talked about what do we agree with and what are the barriers?

Sumi – Other cities have found ways to deal with the data transfer and he would like information on that.

McDevitt – There is a ways to do automatic data transfer.

Sumi – MG&E would have some system work that would need to be done to do this. We do not know what it would take, but I would like to hear about other utilities and how they have done this with their customer database.

LeZaks – We might want to reach out to tech staff at Alliant & MG&E to talk about how to do automated transfer of data such as "green button".

Phair – We would need to put this on a agenda so we can talk this issue through.

Schmitz – We should also ask some of the big property owners when we are ready and have something for them to react to.

Brandon – left at 5:41pm

2. Demo of Portfolio Manager

McDevitt showed a demo and suggested this is the homework for the members.

Hoffman – Suggested she will add this as a hyper-link to the minute and if you have questions or issues to call or McDevitt.

<http://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager/new-energy-star-portfolio-manager>  
[mmcdevitt@sustaineng.com](mailto:mmcdevitt@sustaineng.com)

(608) 836-4488 ext 11

Sumi – What level of details is there?

McDevitt – You do not need very much information but you CAN provide a lot of information.

Sumi – Questions about sharing the data in portfolio manager and then also city disclosure.

Hoffman – The previous ordinance does not apply to manufacturing or industrial and we are looking at the entire building energy usage not tenant space.

Schlecht – Businesses that deal with the ordinance and business leaders would be really good to talk with.

McDevitt – Indicated that Exploring the EPA's Portfolio Manager tool on your own is the homework to complete for next meeting.

Schlecht – What type of information are they looking for?

McDevitt – Portfolio Manager will ask: if you are a school, do you have a pool, a kitchen, etc. If office building, how many computers, etc.

LeZaks – You can add more information if you want to.

3. Questions that committee members would like to be addressed

This item was discussed during the presentation.

The committee requested that this item also be placed on the next agenda.

Shukla – Suggested there are private companies that must provide information on food, pollutants, etc.

Schlecht – We need to show the public purpose.

Sumi – What is the public policy goal and where the market left alone is not adequate...How is the public served?

LeZaks – For environmental issues, if there is no public policy – then the market does not work.

Schlecht – Suggested the calories counter that New York City pursued.

Shukla – Part of the goal what is it that we are measuring.

## **ADJOURNMENT**

Moved to adjourn by Phair

Shukla – seconded the motion

Unanimously approved at 6:00pm