



Climate Action Plan Working Groups

Energy Working Group Meeting Notes #3 – 1/29/2020

Attendees: Erin Hill, Chris Hitchcock, Dawn Zimmer, Dan Riggle, Rob Schmitz, Matthew Kaplan, Seena Berg, Tim Fagan, Randall Brobson, Debra Italiano

Re: Equity Group's Feedback:

One concern is that if a law is passed that mandates that property owners make changes for energy efficiency, they will pass the costs on to the tenants. There are a lot of rent-controlled buildings in Jersey City, and maybe this issue needs to be addressed by the state, but it's conceivable that property owners will say it's unfair to mandate that they can't pass on any of the cost, for them to bear the entire cost themselves.

- Green Leasing allows tenants to participate in energy benefits.
- Maybe it's better to have the State provide rebates for rent-controlled tenants when landlords utilize energy conservation measures?
- PSE&G has a program targeted for multi-family properties (both market and Section 8) that provides rebates, but it is more challenging for these to get approved when property is converting from fuel-based heat because there is a larger capital cost when transitioning from fossil fuels to electrification.

Re: Energy Group's Goals:

- Electrification is goal and for Jersey City to insist on electrification from the private sector, it should take the lead with its own buildings.
- Objective 6 speaks to this, and action item 6.1 is already underway. Where language says "... retrofit municipal buildings for energy and water efficiency..." should add "with reductions in carbon emissions."
- Need to specify certain amount of GHC emissions for all buildings.
- Group broke into two sections to fill out "Energy Implementation Guide" for Action Items.
- When group reassembled, the consensus was that they did a thorough job going through the original 53 action items at the December 11, 2019 meeting and that everything essential has been captured in the revised action item list they devised at that meeting.