MINUTES from 3/24 JOINT MEETING of Admin/Policy SubTeam and Legislative SubTeam DRAFT 1.0

NEXT MEETINGS: April 7 (Legislative SubTeam); April 14? (Admin Subteam);   
 April 21 (Building Electrification Webinar) ; April 28 (Admin + Legislative SubTeam working meeting)

1. Revised draft of Building Electrification to Reduce GHG Emissions in New Jersey, March 24, 2022. Pat highlighted changes to documents.
2. Added reference to Sep 30 2021 letter
3. Included Cost Benefits
4. Introduced Acadia Center Report
5. EJ commentary/goal
6. Signed by Building Election Team

Pat reviewed the recommendations, and subsequently uploaded Google docs (please open and comment/edit):

* A position paper: [“BE to Reduce GHG Emissions in NJ”. Please comment/edit](https://docs.google.com/document/d/1-QmUryYCoHV31Az7zbPS5IUh63ffPpyB/edit?usp=sharing&ouid=106813769595971619355&rtpof=true&sd=true)
* short letter to Gov. Murphy, interactive [Google Murphy letter awaiting comments/edit](https://docs.google.com/document/d/10-nREyXc9fibgppaMX9oaH2T5LqtIBOp/edit?usp=sharing&ouid=106813769595971619355&rtpof=true&sd=true)

Recommendation: combine recommendations 7 and 8 and integrate with Building electrification roadmap recommendation.

1. Steve reviewed the BET documentation archive website.
2. Steve reported out the legislative sub team activity
   1. Sylvia taking lead on A1440
   2. Community Geothermal beneficial to share costs and favorable to unions that traditionally lay pump
   3. Discussion of new construction and rehabs. NJ has the highest number of older of homes.
   4. Sylvia addressed the importance of addressing rehabilitation
   5. Mike noted that NY Scoping document included cost benefit analysis over 10 year span. Give state the ability to make a strong case for justifying changes in codes.
   6. Look at Massachusetts, Vermont, and Maine websites and document highlights.
   7. Issue- cost of gas varies by distribution regions within. Important to develop performance incentive.
3. Discussion moved to M. Teresa Ruiz (Senate Majority Leader – Newark). The goals are development of arguments to refute what she has heard (from entities such as “Fuel Merchants Assoc”), and convince her that heat pumps are economical (cheaper than gas to operate in Newark?? -SGM calculating gas vs electric) and beneficial to health. We need to first meet with staff , and then meet with Senator Ruiz.
4. Steve discussed identifying cities to embrace building electrification. Hoboken was suggested. Other suggestions include Middletown, Princeton, Woodbridge, Summit, Maplewood, Morristown, Montclair, Teaneck.  
   Hudson County would be good for multi-family dwellings. Teaneck would be good for single family homes (ask “Paula”).   
   Hoboken presently is suing NJ fossil fuel companies?. If lawsuit is won, the proceeds will provide NJ towns with money for Building Electrification. Mike Winka will check with Sustainable NJ for their recommended town(s).
5. Financing is a BE lever with landlords. Many/most buildings will be owned by a LLC Corp. We need to convince the landlord/financial entity that BE improvements will make the building increase in value. We expect financing is arranged through private banks, REIT, or commercial accounts. We should explore NJ setting up (Green Bank?) loan programs (and PPA agreements) and have NJ provide state financing.
6. SOURCES OF RECORDS for testaments by officials and entities during public hearings:  
   “Office of Legislative Services” (after testimony concludes – this also captures the testifier pro/against)  
   BPU energy office/regulation side  
   DCA (building codes)  
   DEP (GHG Emissions)
7. In General: the subteams should provide feedback that we desire to move income from NJ state to increase incentives for low income ”Overburdened Municipalities”
8. Letters should be copied to Senator Majority Leader; Leader of Assembly, and to Sen Smith, Assembleman Kennedy, Dave Pringle, Eric Benson, Doug O’Malley (SGM/PSM action)
9. The BE documentation site should add Vermont and Maine exemplary examples to the BE documentation site (SGM action)
10. GENERAL NOTES: We want to coordinate all NJ Sectors. All letters from Legislative and Admin subteams should copy the “Office of Climate Action and Green Energy” (OCAGE).   
    All documents should show benefits: GHG savings; Energy Eff savings, …  
      
    Action Items:
    * + Pat up date policy paper and cover letter- and post on google docs.
      + Mike Winka to reach out to sustainable NJ to identify potential BE towns.
      + Sylvia, Legislative Subteam, to prep talking points for Kennedy bill.
      + Admin sub team will prep talking points for SenRuiz..
      + Sylvia Kay will scout out loans/grants available from DCA (ex: Wells Fargo; Bank of America)

Submitted by Greg Gorman (additions by Steve Miller)