

**THE CITY OF KENT, OHIO
COMMUNITY DEVELOPMENT COMMITTEE
WED., NOV. 5, 2008**

This meeting of the Community Development Committee of Kent City Council was called to order at 8:05 p.m. on Wed., Nov. 5, 2008, by Rick Hawksley, Chair.

PRESENT: MR. AMRHEIN, MR. DELEONE, MR. FERRARA, MR. HAWKSLEY, MR. KUHAR, MS. SHAFFER, MR. TURNER, MS. WALLACH, AND MR. WILSON

ALSO PRESENT: J. FENDER, MAYOR; D. RULLER, CITY MANAGER; J. SILVER, LAW DIRECTOR; G. LOCKE, DIR. OF COMM. DEV.; AND L. COPLEY, CLERK OF COUNCIL

Chair Hawksley said the first issue on their agenda dealt with the annual EDA loan fund certification. **Dave Ruller, City Manager**, introduced **Gary Locke, Director of Community Development**, at this time.

Mr. Locke said this is something they do annually, adding that they started the Revolving Loan Fund about twenty years earlier. He said UDAG and EDA monies fund it, and they have done ten loans, generating about \$3.6 million in investments. He said they have to file an annual report, adding the federal government plans to switch to semi-annual reporting, so they may do this twice a year. Mr. Locke said a copy of the annual report was attached to the Manager's communication, adding it is pro forma. He said they did not do new loans the previous year, but he and **Dan Smith, Economic Development Coordinator**, have both spoken to people who do have an interest.

Mr. Locke said the certification states that the City is using the funds in accordance with the local plan they were required to create. Mr. Locke said that the EDA standards have changed over the years, and he is satisfied they are doing things the way they are supposed. Mr. Locke said the Revolving Loan Fund Committee recommended certification, by resolution. He said they are requesting Council certify this loan fund, by resolution, adding it is fairly pro forma.

Ms. Shaffer asked if the EDA is a state agency, and Mr. Locke said it is a federal agency.

There was no audience comment.

MOTION TO AUTHORIZE CERTIFICATION OF THE REVOLVING LOAN FUND.

Motion made by Mr. Wilson, seconded by Mr. Kuhar, and carried by a voice vote of 8-0-1, with Mr. Hawksley abstaining.

Mr. Hawksley said the next issue dealt with green building in Kent.

MOTION TO WAIVE THE COUNCIL'S FORTY-EIGHT HOUR RULE.

Motion made by Mr. DeLeone, seconded by Mr. Kuhar, and carried by a voice vote of 8-0-1, with Mr. Hawksley abstaining.

Mr. Locke apologized for them not receiving the information earlier. He joked that ever since his wife gave him an AARP moment, he has had some senior moments.

Mr. Locke said in January, the Environmental Commission appeared to discuss some work they had done with regard to green building techniques. He said there was support for them to continue their work and look at it further. He said that **Chris Carman, Chair of the Environmental Commission**, was present to address the issue and to answer their questions.

Mr. Carman said they have been working on green building techniques as a way to try and reduce energy usage, while improving energy efficient. He said this would improve sustainability and livability of

workspaces in Kent. He said they did a presentation in January. Mr. Carman said in June, they had a representative from the Green Building Council and local builder Matt Testa, who spoke about sustainable development. He said they are at the point of wanting to introduce Council to some of the information they have obtained.

Mr. Carman said they distributed a resolution from Clayton Missouri, which seems to be the standard for LEED building adoption among smaller municipalities. He said as of Feb. 2008, seventeen towns and fifty-two cities have mandated or promoted green building development, based on square footage and percentage of renovation. Mr. Carman said many municipalities are leaning to LEED Silver. He said the certifications are Certified, Silver, Gold, and Platinum. He said Leeds Platinum has zero impact on the environment, and is the height of energy efficiency. Mr. Carman said a more realistic, less ambitious goal is Leeds Silver, which adds about 1.9% to the cost of a new building. He said if a building is millions in development, it is a noticeable addition.

Mr. Carman said to be certified, the builder must work with them. He said they have a cafeteria system, which are different items that can be picked for points. He said the more points earned, the higher the ratings. He said for Silver certification, they need 33-38 points out of a possible 69 points. Mr. Carman said they could collect rainwater, using it for watering plants around the landscaping of a building. He said they could install solar panels, which is more expensive.

Mr. Carman said over the summer, he converted his office to a nursery, and used odorless paint. He said it is latex paint that does not smell. He said this improves the health impact, allowing for higher productivity, improved quality of life, and improved workspace. Mr. Carman said the city of Clayton, after speaking to the Green Building Council, passed an ordinance that recommended that any construction would have to be certified on City property. He said it is not just being green for the environment, but also being green for money. He said any reduction has an impact on the cost of energy and maintenance during the life of the building. Mr. Carman said a green building could reduce its energy use by 30% to 50% over the life of a building. He said it is very attractive when looking at the costs.

Mr. Carman said the average cost of Leeds Silver is about 1.9%, with the twenty-year payback being 20%. He said another company did an analysis of the financial benefits, and found that a company saved 5.8 cents per square foot for every twenty years.

Mr. Carman said they have goals for sustainable development that were adopted in 1999. He said that four of the twenty-two goals are met by this ordinance. He said that #6 reads, "Encourage economic growth, development and redevelopment in the community that sustains or improves upon the quality of life; encourage mutually beneficial cooperative endeavors with other political subdivisions."

Mr. Carman said this is a quality of life issue. He said if they build a new City building, they could expect fewer sick days. He said in the schools, they are installing higher efficiency filtration systems, and that can reduce mold counts, having an impact on the number of sick days.

Mr. Carman said the Mayor signed the Climate Protection Agreement with the US Mayors Climate Protection Agreement. He said adoption of this ordinance would put them on the map as one of a handful of cities adopting this in advance of federal and state mandates. He said they could back up their commitment to sustainable development in Kent and look at the future in terms of environmental issues.

Mr. Carman said he teaches environmental science, and does a lot of research. He said he does not see the energy costs decreasing any time soon, and does not see the United States getting out of having to apply some sort of emissions tax. He said that emissions would get to a point that it will be in the nation's best interest to generate new jobs by promoting sustainable energy. He said if they adopt it now, they are likely to attract more developers who were forward thinking and aligned to their goals.

Mr. Carman said his mother-in-law works for an Akron developer. He said she has noticed more clients are coming to them wanting to use some green building techniques. He said there is a company in

Cleveland that can recycle materials from a demolition or rebuild. Mr. Carman said he sees this as a cost savings measure as well as good for sustainability in Kent. He said they were asking Council to have the ordinance reviewed by the Law Department to see if they could adopt it.

Mr. Locke said this is intended for city owned or operated projects. He said they do not intend to apply it to private projects, but have discussed creating some incentives in the future. He said it would involve buildings at least 5,000 square feet, and would not apply to smaller buildings.

Mr. Locke said the sample resolution gives the City the ability to waive the requirement in case of emergency situations or cost prohibitive situations. He said it could be waived if it impacts the historical structure. Mr. Locke said they have the ability to do some evaluation, making a statement that it should be waived. He said it would give them some flexibility. Mr. Locke said this formalizes a policy to a certain degree, and is a first step to get people to look at the green issue and the idea of energy conservation.

Mr. Kuhar said during their presentation, they mentioned a cost of 1.9%, but he thought he also heard 15% or 20% more. Mr. Carman said the smaller the project, the larger the cost. He said Oberlin built a community center, adding he was unsure if it was a joint venture, but it is a platinum building. He said the average cost was 6.8%. He said those are numbers from the Green Building Council. Mr. Carman said as more developers adopt the LEED certified techniques, the cost will go down,

Mr. Kuhar asked, other than "Brownie Points", what benefits there are to having this ordinance. He asked what the benefit is for being Leeds certified. Mr. Carman said it simplifies it for the developer and the City. He said they have a whole series of options that can be applied, adding they are established.

Mr. Kuhar said that was not his question. Mr. Carman said information is on the LEEDS website. Mr. Kuhar asked, other than being able to say they are LEEDS certified, what is the difference. Mr. Carman said it would put some muscle or weight behind the City's sustainability goals and being a Tree City USA. He said it would mean less of an argument for critics who see no savings, and would give it some formality.

Mr. Kuhar said it would be a stamp of approval. Mr. Carman said they have people wanting to do something good for the environment. He said as more buildings are developed and constructed, a market is spring up for LEEDS certified buildings. He said they have a School of Architecture at the university that could benefit with onsite training and could get some design standards. He said there are mutual benefits beyond just looking good. Mr. Carman said China is adopting the process. He said it looks good for Kent.

Mr. Turner said this basically is limited to municipal buildings and properties. He asked about CHIP funding, and if they could add residential places. Mr. Locke said they do have some standards that are met as part of the CHIP program. He said it is administered through the state and has some energy conservation elements that are part of the rehab of the house. He said he went through a house in Columbus that was zero energy, and the grid recharged with the electric meter going backwards. He said a lot of the material was donated for that house. He said it could be something to look at down the road, adding they could incorporate some of the requirements, but it will take some time.

Mr. Carman said the question is whether there is benefit to private development. He said there is none, at this time. He said that was before the market default, credit default, and foreclosed homes. He said there are different levels of LEED certification.

Mr. Carman said it was suggested to give a tax credit to a private developer, but the general consensus was that it was too early to try and apply that on the private properties. He said it might scare off development for private property,

Mr. Carman said any development that is building and selling would not want to go green. He said there is extra cost, and the developer would not see the benefits over the life span. He said by imposing it on the City first, it is a good first step. He said if the market demands it, later on, developers and retail outlets

would have some of Kent's experience to apply.

There were no further questions and no audience comment at this time.

Mr. Locke said they could authorize a resolution, adding that was the recommendation of the Environmental Commission.

MOTION TO AUTHORIZE A RESOLUTION REQUIRING LEEDS SILVER FOR CITY BUILDINGS OVER 5,000 SQUARE FEET.

Motion made by Mr. Wilson, seconded by Mr. Kuhar.

Mr. Kuhar said he is all for it, but would like to see a stipulated increased price. He said it would still leave flexibility.

Ms. Shaffer said she sees this as being ahead of the curve for this area. She said there are no drawbacks.

Mr. Kuhar said he was in the solar business about thirty years earlier. He said there was a house designed solar with a cost of \$159,000. He said he produced a house just as efficient for \$89,000. He said both sold.

The motion carried by a voice vote of 8-0-1, with Mr. Hawksley abstaining.

Hearing no further business before this Committee, Chair Hawksley adjourned his meeting at 8:45 p.m.

Linda M. Copley, Clerk of Council

ACTION RECOMMENDED:

- 1) **TO AUTHORIZE CERTIFICATION OF THE REVOLVING LOAN FUND.**
- 2) **TO AUTHORIZE A RESOLUTION REQUIRING LEEDS SILVER FOR CITY BUILDINGS OVER 5,000 SQUARE FEET.**