

East Cleveland Public Library
Special Board of Library Trustees Meeting
Purpose: Property Assesed Clean Energy
April 23, 2018
14101 Euclid Ave. East Cleveland, Ohio 44112
Flewellen Room
6:30 PM

Ms. Synor called the meeting to order at 6:45 PM

1214 MP3

I. **CALL TO ORDER**
a. **ROLL CALL**

Present: Ms. Turner, Ms. McClarin, Ms. Shaheed, Mr. Mays, Mr. Rashid, Mr. Fambrough.

A quorum exists. Present – 6; Absent - 1

Also present at the table were: Ms. Sheba Marcus-Bey (Executive Director), Mr. Ross Cockfield (CFO), Mr. E.F. Turner III (Exec. Admin. Assistant).

In the Audience is: Attorney Angela Bennett, Tim Stearn, and Devon Branch.

II. **Approval of the Agenda**

Ms. Turner stated that the only item on the agenda is to discuss the Property Assessed Clean Energy (P.A.C.E.) program.

Mr. Rashid motioned to approve the agenda.

Ms. McClarin seconds the motion.

Discussion:

Mr. Mays asked why we have to approve the agenda, if it cannot be altered during a special Board meeting.

Ms. Turner responded that it is better to do too much in order to stay in compliance as opposed to doing too little and not be in compliance.

Mr. Rashid moved and Ms. McClarin seconds the approval of the agenda.

Roll Call Vote: Ms. Turner (yes), Ms. McClarin (yes), Ms. Shaheed, Mr. Mays (yes), Mr. Rashid (yes), Mr. Fambrough (no)

Yes – 5; No -1

Motion passes.

The agenda is approved.

III. Discussion: PACE Lending Program

Ms. Bennett began by saying that she would begin by showing a few short videos pertaining to the P.A.C.E. program.

(Ms. Synor arrives at 6:52pm)

Ms. Bennett continued by saying Tim Stearns, a certified Energy Auditor for Commons Energy, would field questions from the Trustees relating to the level I and level II audits.

After the video presentation Ms. Turner asked the Trustees to write down any questions that they have for Mr. Stearns.

Mr. Stearns started by saying that Common Energy does energy assessments through NOPEC. He also added that Common Energy does not do contracting or selling of any kind. He then begins to go over the Level I audit in the Potential Energy Conservation Measures chart on page 2 of the “Common Energy’s Approach to Helping the East Cleveland Public Library with Realizing Deep Energy Savings” document.

Potential Energy Conservation Measures										
	description	annual kWh savings	Annual \$ savings	Annual MCF savings	Annual \$ savings	Annual maintenance \$ savings	total Annual \$ savings	estimated cost	SPB in years	avoided future capital cost
ECM #1	Lighting upgrade	88,597	\$ 10,810		\$ -	\$ 1,457	\$ 12,267	\$ 65,700	5.4	\$ 29,135
ECM #2	Boiler replacement		\$ -	263	\$ 1,502	\$ 2,000	\$ 3,502	\$ 175,000	50.0	\$ 100,000
ECM #3	Replace RTU-1	3,815	\$ 466		\$ -	\$ 1,000	\$ 1,466	\$ 30,000	20.5	\$ 25,000
ECM #4	Replace RTU-2	9,076	\$ 1,107		\$ -	\$ 1,000	\$ 2,107	\$ 60,000	28.5	\$ 50,000
ECM #5	Install VFDs for RTU-2	22,000	\$ 2,684		\$ -		\$ 2,684	\$ 6,000	2.2	
ECM #6	Replace (3) minisplits	2,982	\$ 364		\$ -		\$ 364	\$ 20,000	55.0	\$ 20,000
ECM #7	Replace Offices RTU	2,187	\$ 267		\$ -	\$ 1,000	\$ 1,267	\$ 15,000	11.8	\$ 15,000
ECM #8	Add Insulation to attic floors	192	\$ 23	191	\$ 1,093		\$ 1,116	\$ 10,000	9.0	
ECM #9	Add duct insulation	598	\$ 73	165	\$ 944		\$ 1,017	\$ 6,100	6.0	\$ 2,500
ECM #10	New building automation system	54,212	\$ 6,615	243	\$ 1,390		\$ 8,004	\$ 50,000	6.2	\$ 7,500
ECM #11	Replacement windows (35)	2,769	\$ 338	15	\$ 87	\$ 1,000	\$ 1,424	\$ 40,000	28.1	\$ 45,000
	totals	186,427	\$ 22,747	\$ 877	\$ 5,015	\$ 7,457	\$ 35,218	\$ 477,800	13.6	\$ 294,135

Mr. Stearns stated that after the Level I energy audit an ASHRAE Level II energy audit is a requirement for PACE financing. Mr. Stearns said he realized during the Level I energy audit, was that the building was heating and cooling the same areas simultaneously. He suggested that a building automation system will solve at least 90% of the control issues the building currently has with heating and cooling. Mr. Stearns added that energy savings over the next 13-years is what will pay for the energy project and there is no "out of pocket" cost for the Library. Mr. Stearns then stated the ASHRAE Level II audit provides much more accurate numbers. Mr. Stearns stated that the calculations on the Level I audit was done by him and that the Level II audit usually does not differ by more than 10%. Mr. Stearns also said that the Library could pick and choose any or all of Common Energy's suggestions.

Mr. Mays asked for Mr. Stearns' qualifications.

Mr. Stearns stated that he worked as a Facilities Manager for 20 years and is currently certified as an Energy Auditor and Energy Manager through AEE (Associations of Energy Engineers) for 10 years. Mr. Stearns later added that with PACE "...the energy savings has to be enough to pay for the debt service".

Mr. Rashid asked if Mr. Stearns is the person who prepared the Level I audit

Mr. Stearns replied that he is the person who performed the free audit to the Library. He also said the free energy audit was paid for by a private foundation that has given Commons Energy money to do this for non-profits.

Mr. Rashid asked if PACE is a financing mechanism that allows for organizations to take advantage of this program at no cost to them.

Ms. Bennett replied "yes".

Mr. Rashid asked where the money being borrowed would go.

Ms. Bennett said that the amount of money that can be borrowed from PACE is based on the amount of money that the Level II energy audit determines can be realized through energy savings. She continued that the Level II audit will cost the Library \$10,500 then First Energy will refund the Library the \$10,500 (upon project completion within 18 months).

Mr. Rashid asked how soon the Level II energy audit can be completed.

Mr. Stearns answered as soon as June 1st 2018 if approved.

Ms. Bennett stated that First Energy must approve the figures in order the award the rebate, so there is another level of oversight on this project.

Mr. Rashid asked if this program is new to Ohio.

Ms. Bennett replied that Newburgh Heights has taken advantage of it to update their firehouse.

Mr. Rashid stated that based on the numbers each job can go out for bids

Mr. Stearns and Ms. Bennett both replied "yes".

Mr. Fambrough asked who will be the engineer and will he be going out for bids.

Mr. Stearns answered that the engineer is Joseph Denk, and he will not be going out for bids.

Mr. Fambrough then asked about the insulation that is coming off of the boiler.

Mr. Stearns stated that this is a result of water and wind damage to the insulation.

Ms. Bennett stated that the PACE program will provide economic opportunities for the entire city of East Cleveland.

Ms. Turner responded that many of the properties in East Cleveland could benefit from the PACE program.

Mr. Mays asked if East Cleveland residents will be taxed for this.

Ms. Bennett replied that the taxes will only be assessed to the Library only.

Mr. Mays inquired about this work altering the historical aspect of the building.

Ms. Turner states that Mr. Denk will determine if this work can be done without altering the historic nature of the Library.

Mr. Stearns added that at any time the East Cleveland Public Library can decide to not do the work if no contract is signed.

Ms. Turner asked, based on the findings in the report that the boiler should have several years of service left, if the Library can choose to keep the current boiler.

Mr. Fambrough reiterated the question.

Mr. Stearns responded by saying that the current boiler can be worked into the program. However, getting the recommended boilers with the required output and re-piping the boiler room will be a much more efficient system.

Ms. Synor asked what items are new and which items are old and if a list of these things can be generated.

Mr. Stearns answered by saying there are currently three systems responsible for the air temperature within the Library, but they do not communicate with one another and often times they work against each other.

Ms. Synor asked if city approval is needed before starting.

Mr. Stearns replied "no". He continued that the clock starts ticking on the 18-months when the report is delivered to First Energy, but the city needs to have everything in order before ECPL should move forward.

Ms. McClarin asked about the 18-months.

Ms. Bennett replied that this is the time span that the work must be completed within.

Mr. Fambrough asked if the boiler that was most recently installed can be retrofitted to work within this new system.

Mr. Stearns answered that the level II energy audit will determine the feasibility of retrofitting the boiler.

Ms. Turner stated that what the Board originally considered was just the boiler, but taking a holistic approach will address many issues that plague the Library while making it more energy efficient.

Ms. Synor suggested that the Board move forward with a level II energy audit in order to get more accurate numbers of the work that needs to be done.

Mr. Fambrough stated that there needs to be a new or rewritten resolution for this.

Ms. Bennett then goes to work to updating the resolution.

(Mr. Stearns exits the meeting at 8:21pm)

Ms. Synor motioned for the implementation of Resolution No. 04-02-2018: Approval of the East Cleveland Public Library to enter into a contract with Commons Energy to perform a level 2 ASHRAE energy audit.

Mr. Rashid seconds the motion.

Discussion:

None.

Roll Call Vote: Ms. Turner (yes), Ms. McClarin (yes), Ms. Synor (yes), Ms. Shaheed (yes), Mr. Mays (no), Mr. Rashid (yes), Mr. Fambrough (yes)

Yes – 6; No -1

Motion passes.

Ms. Synor moved and Mr. Rashid seconds approval of Resolution 04-02-2018.

Resolution 04-02-2018 is approved.

IV. Audience Participation

Mr. Devon Branch said that he agreed with moving forward with the level II energy audit despite what the city does, it will be beneficial to the Library. Mr. Branch also stated that it would have been preferable if the city moved first to get this program going in East Cleveland and encouraged the Board to engage them as soon as possible.

Ms. Turner agreed that the level II energy audit still has value despite what City Hall does.

V. Adjournment

Ms. Synor motioned for adjournment.

Ms. McClarin seconds the motion.

Discussion: None.

Roll Call Vote: Ms. Turner (yes), Ms. McClarin (yes), Ms. Synor (yes), Ms. Shaheed, Mr. Mays (yes), Mr. Rashid (yes), Mr. Fambrough (yes)

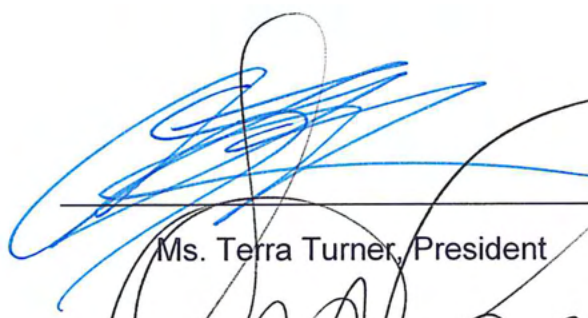
Yes – 7

Motion passes.

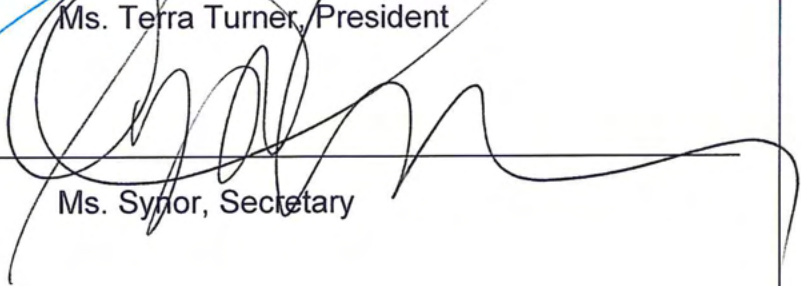
[The meeting adjourned at 8:45 PM]

Ms. Synor moved, and Ms. McClarin seconds the motion to adjourn.

Motion passes for adjournment.



Ms. Terra Turner, President



Ms. Synor, Secretary