



### Board of Directors – 6.14.18

**Mission:** To advance sustainability in the built environment through community education, measurable standards and regional action.

#### (5:30) WELCOME

#### (5:35) **CONSENT AGENDA motions to approve the consent agenda. seconds. All in favor.**

- a. Jose and his wife welcome their baby Amelia Virginia to the world.
- b. Approval of 5.11.18 Board minutes. Antonio motions to approve the minutes. McGregor seconds. All in favor.
- c. Jeff Staudinger and Ben Yoke are on the board and have received the orientation. Welcome and thanks for joining.
- d. Approval of Treasurers Report. Budget is tracking well for the year. It fluctuates a little due to grant schedule. We are a little behind on AO but hope to make that up with soon by contacting last year's participants. We are ahead on membership due to the recent drive.
- e. Green Built/LEED: In May 2018 there were 15 Green Built NC homes certified and 124 registered for a total of 1515 certified; 0 certified LEED Homes and 52 total registered. In 2017 we had 148 Green Built NC homes certified and 169 Registered. 63 LEED Homes certified, and 350 registered. From Jan – May 2018 we had 67 homes certified as GBH.
- f. Membership: As of June 11 we have 265 current members, which is slightly up from May 6 at 242. We had 44 members renew or join in May. The membership drive really helped and Cari is doing a great job at boosting membership. June has been strong for membership with people trying to get in the directory. Antonio suggests listing new members in the directory monthly to let everyone know.
- g. Website: In 2018 we are averaging approximately 10,000 page views per month from 5,000 unique visitors. This is much higher than our old website (6,000 page views and 3,000 unique viewers). The new website was a great investment for us!
- h. Appalachian Offsets:
  - i. The kiosk was installed at the Asheville airport on June 12th.
  - ii. Matt Menne, Dave Hollister and I met with the school board to request they allocate the EE rebate funds for the project. They were non-committal.
- i. Education:
  - i. NCBPA workshop on 6/11/2018
  - ii. Need to follow-through on Green Built Homes labels for Builders First source
  - iii. Looking to host a community energy workshop in August for Blue Horizons.
  - iv. We are planning a public lecture on the Energy Pedal of the Living Building Challenge. A spring date TBD. We also have plans to offer Net Zero pedal workshops, plus 2 intro sessions in 2018.
- j. Ciderfest: October 13, 2018 at Salvage Station. Tickets go on sale July 4<sup>th</sup>.
- k. EITF Low-Income Program is moving along as we meet and coordinate activities with Community Action Opportunities, Energy Savers Network, and United Community Development.

#### (5:45-7) **NEW BUSINESS**

##### **A. Board Officer Elections (5:45-6pm)**

- a. **Jamie is willing to serve another year and is confirmed with a unanimous vote.**
- b. **McGregor is willing to serve another term and is confirmed with a unanimous vote.**
- c. **The Vice Chair position is open. Robin has stated her willingness. Rob has also said he was willing. Rob is not here to promote himself, though so we do not consider him for the position at this time. We confirm Robin through a unanimous vote.**
- d. **Chrissy is willing to continue to serve as Chair. She is confirmed through a unanimous vote.**

##### **B. Blue Horizons Update (6-6:15pm) From EITF**



- a. **Energy Upgrade low-income weatherization campaign (Funded by Candida via the County)**
  - i. We are currently doing about 4 projects a week.
  - ii. Jonathan has been working on operations and best practices
  - iii. Energy Savers Network
  - iv. Brad Rouse is ready to back out of operations and focus more on outreach.
  - v. We are hiring an operations manager for the program. We have funding to offer this person \$35,000 per year for one year. We don't have funding for an insurance stipend for the position yet but hope to by the end of the year.
  - vi. Working out best practices for the program
  - vii. We are working on getting Duke to provide usage data on the homes we work on so we can demonstrate savings and use this information to leverage more funding in the future, possibly from Duke
- b. **Community Campaign**
  - i. We are doing community campaigns to promote energy efficiency measures like Energy Wise devices through Duke
  - ii. Smart grid is critical to our energy future.
- C. **Building Design Charrette (6:15 – 7pm)**
  - a. **Building Committee has met since we lost the Haywood Road property.**
    - i. Generally happy that we passed on the property.
    - ii. Reviewed the guidelines provided by the EC
    - iii. Discussed the intentions of finding a new home. Came up with the following:
      - 1. Build equity (opens our search area)
      - 2. Further integrate with the community
      - 3. Walk our talk (with a highly efficient new build or a deep energy retrofit)
    - iv. There are potential partners. Land of Sky is building a new office.
    - v. Decided to approach Mike about buying the building we are currently in.
  - b. **Guidelines developed by EC:**

1. The purchase of a building or property should result in no material difference in the monthly financial burden of GBA.
2. The ideal size of building for current GBA needs is 1000-1500 net sf. Greater square footages will be considered if the excess square footage generates income and/or there is no material difference in the monthly financial burden of GBA.
3. Total cost of renovation and downpayment shall leave \$40,000 in GBA's financial reserves. Greater renovation and construction costs will be considered as part of a capital campaign.
4. A capital campaign for renovation or construction shall be between \$75,000-\$100,000. The total amount of the capital campaign can be extended through grants and/or secured funds.
5. Professional services for the building project performed by members of the board shall be conducted at arm's length. Board members performing work for the building project shall recuse themselves from committee and board decisions in relationship to their scope of work. Board members performing work for the building project shall offer their services for free or reduced, competitive price to the GBA and shall conduct their work with the same professional standard of care they would offer to other clients of similar projects.
6. Design-build and integrated project team are the preferred project delivery systems for this project. The building committee may evolve as the building project progresses to include consultants, design/construction professionals, GBA members not currently serving on the board, and community partners.



