

Green Built Alliance
Board of Directors
9.8.21

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

(5:30) **WELCOME**

(5:45-5:55) **CONSENT AGENDA**

- Approval of Treasurer's Report for August.
- Green Built Homes: In July there were 22 homes certified. In total there are 2218 certified, 47 Net Zero homes and 511 homes registered.
- Membership: As of today, we have 273 current members. We got 6 new members in August.
- The Directories are out and will be mailed to all the members.
- Appalachian Offsets: **The IDES PV dedication ceremony will be September 24th at 10am. You are all invited.** We are exploring three potential projects. Josh will be doing a presentation on the possibilities during this meeting.
- Blue Horizons Project Solarize Campaign- August 31st was the campaign completion date. There are now over 729 people signed up to receive quotes for PV systems. 136 contracts have been signed for 1.086MW+. Installation is beginning soon. 9 Low income clients have been identified. There will be some funding for a local nonprofit PV system. Our best guess at this point is \$45k.
- BHP Community Council- The strategic planning process to meet the 100% renewables goal is underway. We also have an Outreach and communications committees. We are asking a lot from this group and hope they rise to the occasion.
- ESN Low Income Weatherization- We are doing 3 to 4 projects per week. The Housing Authority upgrades have begun and we are doing about 4 per day for 3 days per week. We are finding clients through canvassing, through other NGOs and via our County connections.
 - We are submitting a \$75k grant to the Dogwood Trust to support ESN and home repairs.
- Fundraising- I have talked with Beth Trigg about our next steps on fundraising. She will help develop a job description for a fundraising professional to join our team. She recommends a part time person to start.
- Our move date to the Collider is October 18, 2021.
 - *Stephens and Deborah motion to approve the consent agenda.*

(5:55-7) **NEW BUSINESS**

1. Covid Policy for staff and meetings

- **For GBA office staff:** *In the office, staff wear masks while in office with others and do their best to maintain social distancing. Group staff meetings are being*

held outside at Carrier Park. Robin suggests we look into air filtration or purification systems for the office. Deborah shares that AB Tech just purchased several hundred for their classrooms. They have found them to be a worthy investment, albeit noisy at times. Leesa asks what is available at The Collider. Robin says the current policy at The Collider is to mask in common spaces, but policies are left to tenants to determine for their individual offices.

- **For ESN staff serving people in their homes:** All staff and volunteers wear a N95 mask. Clients are also requested to wear masks. Staff is practicing other hygiene practices including social distancing and hand washing. We have been asking clients whether they are vaccinated. It is not a prerequisite for us to serve them, but it helps us plan appropriately and informs our conversation about necessary precautions. Chrissy asks if it's possible the schedule when the client is not home. Sam clarifies that for ESN we actually want people to be home because clients have historically been less comfortable and trusting to have us in their home alone without them there. Robin asks if it makes sense to bring an air-filtration system with us to clients' houses.
- Leesa points out that testing is not extremely reliable, so that may not be a sufficient alternative to vaccination for a staff policy.
- Various board members share best practices being implemented in their workplaces. Chrissy's workplace masks when in mixed company with people external to their office, and has policies around when to do so. Deborah says AB Tech cannot currently mandate vaccinations but is doing everything in their power to strongly encourage them including mobile vaccination hubs at events.
- Sam summarizes the takeaways as keep doing what we're doing and look into air-filtration systems. Stephens says we should check in on this on a monthly basis and adjust as needed. Leesa emphasizes that it's important that staff members have the choice of whether to work in the office or remotely based on what is comfortable for them.

2. Human Resources: Amber has hit the ground running and already pointed out some places where we can improve our HR policies and protocols.

Robin mentions that she has been in touch with staff members and Sam to reflect on how we can move forward in the best way possible after the tremendous growth we've experienced in recent years. Priorities include professional development and support for staff so we can continue this growth.

Robin also asks whether we can extend an open invitation for staff to attend board meetings when possible, to help foster a deeper connection between staff and board.

We are also considering the idea of having a retreat for both staff and board. Rob agrees that we would benefit from an all-hands meeting for staff and board, and then a separate deeper dive to brainstorm with just the Board of Directors.

- **5 reviews in the next 2 months**
- **HR Committee - GBA HR Policy update needs for health insurance stipend and PTO (Mary, Chrissy, and Deborah)**

3. Appalachian Offsets potential projects (presentation by Josh LittleJohn)

- **Reverend Roy J Young Education Building**
 - *Located in the Burton Street Community affiliated with St. Paul's Missionary Baptist*
 - *Predominantly serves the African American Community in that neighborhood*
 - *The Project is substantially developed already by the Appalachian Institute for Renewable Energy AIRE.*
 - *It is small in scope and potentially immediately fundable by AO.*
 - *Proposed system is 10.66KW DC by Haynes Solar*
 - *System cost @ \$25,500*
 - *Estimated Utility Incentive \$6,480 (Pastor Charles has a vision of using this to support another solar project related to their feeding mission)*
 - *Interconnection request was started in March of this year*
- **United Way Building**
 - *Significantly larger in scope. 100kw (close to 60% of building demand in 2019)*
 - *Rough Project Cost Assumptions (assuming \$2.25/watt installed)*
 - *\$245k before utility incentives*
 - *\$170k after applied maximum Duke Energy Non-profit Incentive*
 - *\$100k to UW to raise and \$70k to AO*
 - *PROS:*
 - *Project would support a building housing 10 nonprofit businesses spreading the impact*
 - *United Way has a large and mature base of funders that we will get presence in front of*
 - *They are quite confident in their ability to fund more than half of the project cost*
 - *There is a possibility of getting a portion of the equipment donated or provided at cost, greatly*
 - *reduce the fundraising burden*
 - *Represents a substantial project that could be an olive branch to local installers*
 - *CONS:*
 - *The funding burden on the program could be heavy and lengthy based on the time frame of Isaac Dickson*
 - *We don't have a firm commitment from UW at the moment but it is likely*
- **Days Inn for Homeward Bound**
 - *Seeing this as a future opportunity to support*
 - *Purchase going through right now and it is getting a new roof in the next few months*
 - *Estimated 20- 30k sqft of exposure.*
 - *No utility use data yet so in 6-12 months we can get a better estimation of system size and potential cost.*

- *Josh also points out that we don't necessarily have to always do one project at a time moving forward as we have in the past.*
- *Chrissy and Stephens bring up the topic of wanting to consider building and roof quality in weighing projects. Stephens asks what happens if the solar system we install outlives the building where it's installed.*
- *Ben suggests that the concept of community solar bears further exploration. Robin suggests we add that as a stretch goal.*
- *Josh says he recommends advancing Burton Street and United Way projects.*
- *Robin says we need from Josh more details on the quality of the roof, but given that, she asks for a motion to approve. Rob moves to approve and Stephens seconds to approve moving forward on the two projects outlined.*

Attendance 2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Jamie Shelton					X								
Steve Farrell				X	X			X					
Chrissy Burton					X	X	X						
Rob Johnson		X	X		X								
Robin Cape													
Raymond Thompson					X				X				
Leigha Dickens			X						X				
Ben Yoke		X	X			X	X	X					
Mary Love									X				
Leesa Shuler	X				X								
Deborah Wright													
Alesha Rherdon				X			X						
Paul Capua				X			X		X				
Susannah Horton				X			X	X	X				
Santiago Cely													
Talbott Ingram							X		X				

Current Covid Protocols:

In the Office:

Staff wear masks while in the office with others, and strive to maintain social distancing.

In person meetings are held outside when possible. Mostly in Carrier Park.

For ESN Projects:

All GBA staff and volunteers wear a N95 mask at all times (we provide it if someone doesn't have one). Clients are asked to wear a mask and practice social distancing. This is not always the case as some clients tend to "relax on precautions" as the day goes on, but we try to politely remind them. For the most part, people do follow our requests.

Hand sanitizer is available and we encourage everyone to use it or wash their hands regularly. Some of the tools used get sanitized at the end/beginning of the day.

We started asking ESN clients if they are vaccinated. Currently, we have a mix of clients who are vaccinated or just can't/won't get the shot due to health, age restrictions, or beliefs. As far as HACA, Daniel got tested last week (it was negative) and we are planning on weekly testing from now on. We have asked Robert (from HACA) to include in the resident's notice the need to wear a mask while our team is in their homes.