



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### CITY-COUNTY TASK FORCE ON CLIMATE AND ECONOMIC EQUITY

*Ald. Nik Kovac and  
Sup. Marcelia Nicholson, Co-Chairs*

*Pam Fendt, Linda Frank, Julie Kerksick, Ted Kraig, Janet  
Meissner Pritchard, Supreme Moore Omokunde, Pamela  
Ritger, Erick Shambarger, Rafael Smith, and Freida Webb*

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*Google documents for this body can be found at :  
<http://bit.ly/CCTFCEE>*

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Wednesday, February 3, 2021

9:30 AM

Vitual

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#### Green Buildings Work Group

**Join Zoom Meeting:** [https://us02web.zoom.us/j/4663463575?](https://us02web.zoom.us/j/4663463575?pwd=NIRJWtJlQ2pCbENtSE9ORU1lSFMzUT09)

**pwd=NIRJWtJlQ2pCbENtSE9ORU1lSFMzUT09**

**Meeting ID: 466 346 3575**

**Passcode: Deuces**

**Or dial in by phone: 312 626 6799**

**Meeting ID: 466 346 3575**

*9:34 am call to order*

*Roll Call:*

*Pam Ritger, Clean WI*

*Erick Shambarger, ECO – new construction plan; energy retrofit; commercial buildings  
green building standards*

*George Martin, TF NAACP – 350.org Milwaukee*

*Larry Hoffman, observer, not member, MECA – new construction; advocacy at  
Common Council meetings*

*Ted Kraig, TF Climate Table; energy burden for low income people*

*Donna Mrugala, Sherman Park*

*Kevin Kane, Homeowners United – green financing*

*Linda Frank, TF for Sierra Club – energy burden*

*Elizabeth Hittman, ECO – green building*

*Jill McClellan, structural engineer – sustainablize; set an example*

*Gordie Bennett, Milw. County Sustainability – increase accessibility to high  
performance housing*

*Larry Kilmer, City Housing Rehab – affordable retrofits*

*Joseph Peletis, UWM student, working on net zero home project, premanufactured*

*Mariela Paz, MWERC – energy efficiency projects and others*

*Anne White, works with developer – wants to further the TF goals*

*Michael Olen, works on deconstruction, training for green construction jobs, needs a market for the materials, can get 10,000 board feet of material from a building, vintage framing material; on Intl Code Council addressing sever weather, etc.*  
*Jacob Walton, WRTP/BIG STEP – workforce development, green jobs*  
*Shilpa Sankaran, of Madison, formerly with net zero organization – zero emission buildings; equity and affordability*  
*Kimya Green, MATC operational budget for pathways – diversity; jobs*  
*Kathleen Ellis, MATC Energy Manager – dramatic reduction through building codes and standards and benchmarking; ASHRAE representative – working on building codes*  
*Korinne Haeffel, US Bank Building Council – looking for alignments with USGBC; healthy buildings healthy economy*  
*Amanda Schienebeck, MREA, Solar in Schools – sustainability and green building design*  
*Warren Jones, VP Construction Travau of the City, largest low income houser in the city – energy efficient homes; Westlawn model of theirs; looking to improve their products and services*  
*Cara Walls, with Joseph, UWM masters student – wellness of the community*  
*Rock Ridolfi, RIVION – residential multifamily energy efficiency*  
*Professor Mark Keane; Keane @uwm.edu; Next.cc nonprofit for students – design ideas*  
*Dan Kalkman, TKWA*  
*PETER RICKMAN, mash UNION – efficiency*  
*Jennifer Evans, OWENS – direct communications – make homes affordable; retrofits; integrate with transportation*  
*Akira Mabon, multidisciplinary artist, now placed with Clean WI – sustainable green buildings*

- 1. Brief introductions of Work Group members to one another.**
- 2. Discuss the Green Buildings Work Group tasks, template and timeline.**

*Pamela gave an overview*  
*GHG inventory report*  
*Iclei can be available*  
*Small budget for consulting*  
*Commercial and residential – should they be separate or combined in our approach*

*Erick*  
*Overview of working groups*  
*GHG inventory – buildings are a huge source*  
*One big idea approach*  
*Chapters to be devoted to buildings*  
*New residential*  
*Retrofits*  
*Commercial buildings*  
*Gordie – will commercial include industrial? Erick - Yes, we will address both*  
*Linda – lack of clarity in the inventory as to commercial/industrial breakdown*  
*Erick – industrial energy use is mostly from use of equipment*  
*Jill – statewide building code – can municipal amendments be utilized? Erick says it appears we cannot override but there are approaches like tax incremental financing*  
*Pam – state task force recommendations should be reviewed, esp. as to changes in*

*building codes – for next meeting agenda*

**3. Discuss time commitment of members and meeting logistics.**

*Pam on meeting logistics*

*Twice monthly meetings for 1.5 hours; set meeting time to be identified; select a good recurring time on next poll*

*Everyone attending is assumed to be interested in joining and Pam will add them unless you say otherwise*

*Larry – what timeline? Erick – next 3 months will be the most intense*

*Pam did screen share and addressed open meeting rules; email Pam directly instead of the whole work group*

*Pam had outline through Dec. 2021*

*Gordie – subgroup membership; when will we sign up; Pam – next meeting; ICLEI POLICY OPTIONS AND MATERIALS will be sent; send in your ideas which will be gathered into a big spreadsheet*

*Prof. Keane – are funds in place?; Pam – no, we want to gear up for federal or state funding that will be available*

*Social Development staff will also join us*

*Linda – suggesting that public Google Doc be created where all group members can enter project ideas; Pam agreed this would be a good approach*

**4. Presentation from Shilpa Sankaran of Alpha Group on new housing strategy proposal.**

*Shilpa Sankaran presentation and screen share; ALPHA Group  
(Erick - Rocky Mountain Institute has recommended Shilpa to Erick for this presentation)*

*Co-founder of Prefab SME in San Francisco; factory building affordable housing, net zero housing*

*Zero Energy / Carbon coalition of many organizations*

*Enabling residential developers*

*Work with Rocky Mountain Institute*

*Prefabricated retrofit*

*Netherlands public private retrofit*

*Energy burden in Milwaukee; also deteriorating housing stock; vacant lots where homes were demolished now owned by city; too expensive to get bank financing to put in new housing due to low housing values in the neighborhoods*

*Linda – majority Black census tracts*

*Workforce development – training on these energy efficient approaches*

*Air quality and circulation is esp. important to address with tighter buildings*

*Recipe*

*Orientation and slope*

*Small HVAC*

*Good thermal enclosure\**

*Clean energy source*

*Vest in class plug loads*

*Some dozen cities are implementing this*

*DOE qualification for net zero is pursued*

*Offsite construction – why?*

*Better quality control and weather control; no exposed wood; contractor and designer sit together from the start; much better coordination during production; 70-90% less*

waste

*Distinct from “manufactured”; this is real property, not personal property; panelized and modular are two other building approaches*

*Components*

*SIP – structurally insulated panels*

*Etc.*

*Examples, from CA*

*3 were modular; one panel/timber frame; also 22-unit micro-unit building modular; affordable housing apartment building retrofits panelized in Netherlands – panels were snapped on, windows removed, mechanicals replaced – this inspired an industry and supply chain enterprises*

*Milwaukee suggestions – not a project; a sustainable business model*

*Integrated a&e / factory / general contractor*

*Committed pipeline of projects*

*Leading city vision, policy, codes*

*30th Street Industrial Corridor; Century City Building – designed for manufacturers and could now be the target venue*

*5-year pipeline commitment needed; financial commitment*

*Chicago effort – did not come through*

*Entrepreneurial mindset in Milwaukee; if it prevails, could make the difference*

*Panelized factory could be the start; module later*

*Bloomberg prize to be pursued*

*Questions*

*Examples nearby - Wausau Homes but is not modular; Madison has some framing but not modular; Terrace Homes in central WI*

*Cost? Too many variables, but on par with on site production*

*Erick reminds that the vacant city lots would be a target area*

*Materials – wood, but less of it; no formaldehyde*

*Top firms – very different in Europe – can be inspiration but better to look here on the east coast for modular, multifamily*

*City commitment, what’s needed – support it; codes; subsidies precedent is in place per Erick*

*Alignment of lot on orientation and other criteria? Erick said that some of this is known but GIS mapping can be done; SOLAR CAN BE LOOKED AT*

*Financing for retrofits; a development partner can provide some of this*

*Combine with park spaces; community solar, etc.? as far as shared amenities*

*Individual design or a portfolio to choose from? Standard lot sizes would play in, then, a catalog could be designed; Erick points out that catalog approach could be more feasible for affordability; mass customization allows you to choose components so it becomes a custom project*

*Factory ownership – Melissa Scanlon is putting out a book on housing coops; Erick*

*says public private partnership could be done, not public money*

*Air flow issue – it's a challenge of net zero; DOE has a great deal of research on this*

*Social impact bonding for funding; Financing WG will address this*

*Resources – not yet available*

*3/31 deadline on Bloomberg challenge that we could aim for*

**5. Review of some initial data on high energy burdens (if time permits, otherwise, push to next meeting)**

*Submit any agenda items to Pam*

*George – who will decide on this project, WG or TF?*

*Vote – some 19 could be seen with raised hands in favor of moving forward with this project*

*2/9 meeting 8:30*

*11:21 am adjournment*

*Minutes provided by Pam Ritger.*