



# 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 Kersick, 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, September 15, 2021

10:00 AM

Virtual

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#### Green Buildings Work Group

##### Join Zoom Meeting

<https://us02web.zoom.us/j/87156655349?pwd=Vi9tbStvL0ZqRGJGSFVrZUhlcXdEdz09>

Meeting ID: 871 5665 5349

Passcode: 622331

One tap mobile

+13126266799,,87156655349# US (Chicago)

+16465588656,,87156655349# US (New York)

*Attendance (14 members): Pam Ritger, chair, Erick Shambarger, Linda Frank,  
Jennifer Evans, Kathleen Ellis, Jermaine Alexander - Sherman Park Community  
Association; Dan Kalkman, Ted Kraig left 11:15, Anne White, Kevin Kane, Renee Clair  
left 11:00, Rock Ridolfi left 11:00, Victor Nino,*

*Absent: Freida Webb - NAACP (10:20) Glen Radford, Cara Walls,*

#### 1. Minute taker for this meeting. Following info to be recorded:

- Call to order time.
- Roll call
- Actions (with votes) if appropriate (including approval of prior meeting minutes)
- Appearances
- Adjournment time

*Minute taker for this meeting, Linda Frank.  
Call to order time, 11:05.*

2. Approve minutes from 8.4.21 and 9.1.21 Green Buildings Work Group meeting.

*Tabled to next meeting.*

3. Review next steps on Commercial Buildings recommendations

*Nino reported that Commercial Buildings group has been meeting and will determine how to implement a benchmarking ordinance; see the shared Drive; timeline is being developed with a target of April 2022; so, the first step is drafting the ordinance; IMT, Institute for Market Transformation, will be a good resource; economic equity will be addressed in terms of housing affordability and displacement risks; second step is outreach with the community; White will be the lead on this; Ritger requests that champions be identified and other power mapping be done; we should start with a meeting with the commercial community; funding for implementation was discussed and will likely not be available until 2022; IMT can work with us up to the point of passing an ordinance; typically City staff takes over at that point; Tara from IMT can lead the first session; White is preparing a spreadsheet of the real estate community and she will share that soon; Ellis asked about individual meetings with each stakeholder but 15 separate meetings are not feasible; Nino suggests gathering letters of support; when meeting with stakeholders, ask them to sign a letter of support; Nino has posted a detailed timeline; WG members are asked to review the proposal draft and give feedback;*

*<https://docs.google.com/document/d/19wmSWqG9ieH0-eGpPXCA2tuGLWPRbG4T/edit>*

*Ritger floated the idea of focus group meetings of a small number of stakeholders. A sponsor for the ordinance will be needed; Shambarger has in mind to put forward an ordinance in mid-2022; this was proposed a few years ago in Madison and failed; Ritger will contact those who were involved for insights and Shambarger has talked to them previously – lesson learned is the importance of doing stakeholder meetings in advance of putting forward an ordinance; Ellis suggests including contacts from Indianapolis where an ordinance was recently passed with IMT's help; Nino will pursue this; Shambarger notes that attorney opinion will be needed on establishing a performance standard*

4. Review updates on Residential Retrofit recommendations

*Shambarger had two projects to present:*

*The City Health Dept. is working on the lead abatement program; Green and Healthy Homes Initiative of Baltimore has been consulted about holistic housing solutions including lead; the idea is a braiding of many programs and funding sources, combining energy efficiency with other concerns; GHHI provided a slide show that Shambarger presented; the firm has an excellent record of success; Medicaid funding for home retrofits is one angle being pursued; asthma hazards, fall hazards are some of the concerns in housing that can be integrated; Health Dept. does temporary relocation of households when the work is being done; see the shared Drive for the slide show; Health, SDC, Revitalize MKE, Strong Neighborhoods, ME2 and more agencies and organizations are involved; lead paint is prioritized over lead pipes; MWW says \$11k is the typical cost for lead service line replacement; mostly is done when repairs are in progress; ARPA funds will play in; Congress might fund lead service lines; funds for lead abatement will be going to Health Dept. in addition to the \$5M proposed funds for weatherization; Common Council could be approached to*

*combine these but we should certainly advocate for the weatherization plan; it will take awhile to get the coordination worked out; WI needs more contractors for this lead abatement work so they will pay for training but not for equipment; Kane and his organization is exploring going in as a service provider; GHHL is already consulting with the state DHS; Ritger says that more detail is required for Common Council approval; however it takes money to develop a detailed program so it's best to get buy in for the general concept; Badger Care-eligible children with a high lead level will qualify for funding; Windows Plus program also addresses lead abatement; Shambarger recommends the approach he has just presented over the on bill financing approach; Kane endorses that idea at this time although on bill financing would be desirable as a long-term solution; Alexander also endorses the holistic whole house approach*

*VOTE: Ellis moves and Nino seconds for endorsement of a holistic approach to healthy homes as presented by Green and Healthy Homes Initiative; with no objections, the motion is approved with 12 members present*

*Education and Outreach report: Evans presented a sample of the survey questions that have been posted for several of the working groups; a survey for Green Buildings is being finalized; objective for feedback is twofold to get feedback and provide education – get people's opinions, provide information, incorporating feedback into proposals; the feedback will also be utilized to demonstrate community support for the proposals; Ritger suggests that feedback should be gathered for what barriers people are facing for things such as achieving energy efficiency*

**5. Suggestions of future meeting agenda items.**

*Updates on the 2 topics addressed today  
Property redevelopments, gut rehabs and getting to passive energy,  
City programs, Kathleen Ellis can present this, Kakoon Builders; costs and performance targets; electrification targets for buildings; residential stock is primarily single and small buildings  
City and County Leading the Way – addressing how benchmarking and other initiatives will be demonstrated in public buildings  
Template to be completed for the 3 different proposals  
Workforce update*

**6. Adjourn.**

*Adjournment at 11:35 am.  
Minutes provided by Pam Ritger.*