



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>*

Wednesday, September 29, 2021

10:00 AM

Virtual

Green Buildings Work Group

Join Zoom Meeting

<https://us02web.zoom.us/j/87156655349?pwd=Vi9tbStvL0ZqRGJGSFVrZUhlcXdlEdz09>

Meeting ID: 871 5665 5349

Passcode: 622331

One tap mobile

+13126266799,,87156655349# US (Chicago)

+16465588656,,87156655349# US (New York)

*Attendance (17 members): Pam Ritger, chair, Yvonne McCaskill, Erick Shambarger ,
Linda Frank, left 11:15, Kathleen Ellis, Anne White, Renee Clair, Rock Ridolfi, left
11:00, Victor Nino, Glen Radford, Cara Walls, Ted Kraig, Jennifer Evans, Korinne
Haefel, Michael Olen, Rob Zimmerman, Jermaine Alexander, joined 10:16;*

Absent: Dan Kalkman, Kevin Kane, Freida Webb – NAACP,

Guests/Visitors: Dayona Rimmer (Public Allies), one citizen visitor

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 and Pam Ritger. Following info to be recorded:

- *Call to order time, 11:0*
- *Roll call*
- *Actions (with votes) if appropriate (including approval of prior meeting minutes)*
- *Appearances*
- *Adjournment time*

2. Approve minutes from 9.1.21 and 9.15.21 Green Buildings Work Group meeting.

With one modification to add Rob Zimmerman to the attendance list for 9/15, on motion of Frank, seconded by Radford and no objections, minutes were approved as amended.

3. Continue review of Gut Rehab Analysis and discuss along with Green Box concept

Kathleen Ellis presented a slide show based on ICLEI recommendations; 31% of GHG emissions in Milwaukee come from residential buildings; scope of work includes windows, wall and roof insulation, HVAC electrification, continuous air barrier; performance on all of these aspects can be measured and compared to targets; gut rehabs generally involve removing the roof and siding; incremental costs of the deep energy retrofit gut rehab are estimated at \$50,000 for duplex, \$45,000 for single family; these costs are expected to decline in time

Haefel mentions the average Milwaukee home value of around \$160,000; demolition versus gut rehab must be considered case by case; Radford adds that rehab costs can exceed the sale value of the house in the particular neighborhood; Olen had previously presented costs of demolition; Nino suggests looking at energy use intensity; heat pumps in WI need to be high intensity; gas furnace may operate at 70-80% efficiency while the electric grid operates at 35% efficiency; McCaskill mentions that home values in the Central City should be looked at in context since the low values are the result of racial discrimination; mechanical demolition costs \$17-20,000 and deconstruction is \$30-40,000; a developer is partnering with the City in Bronzeville Estates on such a project; a \$14-16,000 cost range is being targeted for the energy efficiency aspect of the project

Do residents in the Central City desire an increase in homes values and property taxes? McCaskill points to a need for community education because people are being held down by the beliefs that they are urged to hold onto; Alexander points to the primary need which is maintenance that does not increase value but rather maintains it and thus does not increase property tax; White says property tax is high in the city

4. Review Residential Retrofit recommendation language

Ritger is working on a draft of a request for ARPA funding for an integrated energy efficiency, lead abatement, etc. program; Frank suggests planning for a public event re residential retrofits with Green and Healthy Homes; the survey will need to be ready for completion at the event; Shambarger wants to focus on ARPA funding requests by 10/1; he wants more details to be worked out on our proposal before going to the public; Evans requested volunteers for planning Green Buildings public events; Cara Walls volunteered for both topics, modular and retrofits; Alexander will help with retrofits but is at the end of construction season; Haefel also volunteered;

Shambarger volunteered to present

Demand side finance is being developed with \$25,000 EPA grant for the modular housing; ARPA funding is in question for this; Friday presentation coming up for Shambarger

5. Review updates to Commercial Buildings recommendations

Nino reached out to Indianapolis on benchmarking for their experience; their ordinance has been passed; the contact can join our next meeting at 11:00

6. Suggestions of future meeting agenda items.

*Presentation on the Indianapolis experience with benchmarking
Planning for a public event re residential retrofits*

7. Adjourn.

*11:34 a.m.
Minutes provided by Pam Ritger.*