

**Meeting Minutes**  
**Large Buildings Subgroup Meeting #3**  
**September 19, 2023**

Meeting Location: Online using Zoom.

**Attendees**

Names in bold are official Task Force members.

Louise Sharrow (IMT), Cliff Majersik (IMT), **Thomas LeQuire (DGS, Subgroup Chair)**, **Stuart Kaplow (MD Green Building Council)**, **Louisa Rettew**, **Cherise Seals (NORESO)**, Smita Chandra Thomas (Energy Shrink), Ben Roush, Kevin Walton, **Rick Briemann (Atlantic Realty Group)**, Faith Klareich, **Margaret Evans (BOMA Baltimore)**, David St. Jean (DGS), Preston Thomas (DHCD), Lori Graf (MD Building Industry Assn), Danielle Adams (Frederick County Building Industry Association), **Greg Akerman (Baltimore/DC-Metro Building Trades)**, Jason Schwartzberg, **Luke Lanciano (Tower Companies)**, Pam Clark, Alexis Santana (MD Environmental Service), Lewis Morgante, Dun Scott, Shan Gordon (MD Energy Savers), Harry Haywood, Cesar Gayoso

**Introduction**

- Focusing on finalizing the strawman recommendations. Overall Task Force deadline is Dec 1 so aiming to reach consensus today. Will vote on items if need be to agree on what we will present.

**Discussion on Recommendations**

- Facilitator, Cliff M., edited the document in real time to finalize the bullet points.
- Hub Recommendation
  - Discussion around whether the Hub will provide actual incentives or connect people to incentives housed elsewhere (in addition to serving roles of technical assistance, workforce training, etc). Comment that similar Hubs elsewhere have more often not held incentives themselves. Additional note that MCEC is likely to be well positioned to distribute federal incentives.
  - Discussion around specifying an actual dollar amount - this will depend on what information we can get from AECOM in the future. Potential to tie budget to results.
  - Comment that this may not be of much value to this subgroup and could be removed from our list.
  - **OBJECTIONS TO INCLUDING THIS RECOMMENDATION IN OUR FINAL LIST: none stated.**
- Decarbonization Contractor List Recommendation
  - Confirmation that this is a fully optional program.
    - No objections stated.
- DHCD MEEHA Support
  - Discussion around current provision of project managers in the MEEHA program - DHCD has funded in the past but will not be doing so next year, some

conversation of ways to make that more workable because it was beneficial to some owners, also conversation around other changes to MEEHA program. Reference to a similar federal program that was very successful.

- Discussion around naturally occurring affordable housing (NOAH) in MEEHA- changes to make it easier for them to participate.
- No objections stated.
- Workforce Development Recommendations
  - Concern about using state funding to subsidize employers so that they can get more money in tax credits.
  - Discussion around aligning/matching state and federal requirements to both simplify the application process and make sure that state money is matching federal requirements - if state is subsidizing apprenticeships, it should also be matching the federal incentives to use those apprenticeships. Matching federal and state paperwork - have Comptroller and MDOL collaborate.
  - No objections stated.
- Tax Incentives Recommendations
  - Make it clear that this is asking the Comptroller to present something concrete, and discussion around whether to put a timeframe on this.
  - Discussion around the value of calling out office-to-residential conversion specifically.
  - No objections stated.
- Utilities Recommendations
  - Discussion around the difficulties of enforcing this as seen in other jurisdictions.
  - Also discussion around connecting utility data directly to benchmarking platforms.
  - Discussion around ownership of utility data- some concern that the language could create unforeseen issues that prevent buildings from complying, without adding value. Agreement to remove the ownership portion.
  - Discussion that “cost effectiveness” for the PSC means something much more specific than what the Task Force means in the principles, agreement to remove from this bullet.
  - No objections stated.
- Priorities: not much objection last time, any general feedback on this section at this time?
  - No objections.
- Next steps: these will be presented at the Task Force meeting next week, all are welcome to join.