

Meeting Highlights:

- SAB invited Dave Horn, a real estate developer in Kansas City, MO to vet ideas related to economic development incentives for sustainable development that would motivate developers. See ideas generated, below.
 - SAB is exploring scenarios that would allow the Board to better connect with land use decisions. Two scenarios include: Creating an official liaison position with the Planning Commission to ensure cross-pollination of ideas. OR, changing the SAB structure to be a city/county board with representatives from both local governments. They are researching this further, but will make a formal request to the City commission if they decide to pursue these options.
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Sustainability Advisory Board (SAB) MINUTES

August 12, 2015

MEMBERS PRESENT: Dale Nimz, Daniel Poull, Adam Ritchie, Jackie Carroll, Ian Spomer, Scott White

MEMBERS ABSENT: Michael Morley, Sharon Ashworth, Karen Lewis

STAFF PRESENT: Kathy Richardson, Eileen Horn

PUBLIC PRESENT: David Horn

- I. The meeting was called to order at 5:30 PM.
- II. Motion and second to approve the July 8 meeting minutes. (Spomer/Carroll). Motion approved unanimously.
- III. **Discussion of new member to continue Kathleen's term. Her term expires December 2016.** (motion, take action, table item, decline to take action)

SAB discussed potential replacements for Kathleen Nuckoll's term. Three candidates have applied in 2015. The Board reviewed their applications and voted to recommend two candidates to the Mayor for appointment (Michael Steinle and Adrian LeCesne). Dale will send a letter to the Mayor with those recommendations.

Motion and second to recommend Michael Steinle and Adrian LeCesne to the Mayor for appointment to SAB (Carroll/Poull). Motion approved unanimously.

- IV. **Discussion of SAB expansion possibilities** (i.e. expansion to include County representatives or liaison with Planning Commission).

Eileen Horn led a discussion of SAB expansion possibilities to include County representatives or liaison with Planning Commission. There is precedent for this, as

other boards have assigned seats to city and county. Adam likes the idea of having a liaison with Planning Commission. Others are also open to expanding to county/city SAB. It works well with Eileen having a joint appointment with both. Eileen is scheduled to speak at September 9 Planning Commission meeting and will bring up the possibility of having a liaison to SAB. Kathy R. notes that the first step would be to discuss expansion of board and scope with City Commission before having any other conversations.

Item was tabled for further discussion at the September meeting.

- V. **Discussion with Dave Horn, real estate developer, KCMO.** Discussion will provide SAB members the opportunity to assess feasibility of sustainability initiatives for the private sector and understand the developer perspective. (*motion, take action, table item, decline to take action*)

Discussion with Dave Horn a real estate developer in KCMO. Mr. Horn is currently involved in redevelopment of a couple malls in KCMO – most of his experience is in working within KCMO. Biggest sustainability issue there is stormwater runoff.

- a. Redevlopments are required to bring run-off back to predevelopment levels, therefore requiring large retention ponds and underground piping.
- b. Developers are not the main decision maker in picking a site – it's the retailers who drive the location. And the consumers drive where the retailers want to be.
- c. Developers don't have incentive to build sustainably when it costs more money to build, ex. putting in LED lights costs more up-front, but the benefit would be reaped by tenant, not developer.
- d. Sustainability has to have an economic component for the developer to develop in such a manner. At minimum, it needs to be break-even
- e. Lawrence has a tax-abatement incentive for LEED certified development, but nobody has used it. Therefore, it's not effective.
- f. Sustainability incentive ideas:
 - i. Building in an aspect to TIF that is tied to sustainability. Higher TIF for sustainably built developments.
 - ii. Sales tax exemption for equipment would have immediate impact. Could be tied into a level of sustainable development. The incentive takes place at time of expenditure.
 - iii. Most developers are not moving demoed buildings off-site. Instead, they use crushers and landfill the buildings on-site.
 - iv. Length of time to develop impacts development. City of Independence has a "fast-track" option, allowing developers to pay more to expedite the approval. The city ships off the plans to a 3rd party. It costs more but can move approvals up by months. Mr. Horn suggests having a fast-track option for LEED certified buildings. It might incentivize developers to move in this direction.
 - v. To ensure new polices don't get buried in documents, it'll be necessary to have the local economic-development person involved.

Next step: Eileen will reach out to City of Lawrence economic development staff and Chamber partners to invite them to a future meeting to discuss eco devo incentives for green building.

VI. Report-out from SAB committees on progress towards annual work plan:

a. Energy conservation committee

Nothing to report.

b. Water conservation committee

Will be meeting Friday with city water engineer. At last meeting, Daniel looked up how feasibility to add moisture meters they're relatively inexpensive. This has been a wet enough year to not require lawn watering.

c. Land use planning committee

Dale Nimz went to the Issue Action Plan public meeting and was even quoted in the newspaper. Ward Lyles of KU Urban Planning Department, spoke at this event.

VII. Staff Report: City/County Sustainability Coordinator, Eileen Horn

Eileen reviewed key items from her staff report, pasted below.

VIII. Action Items. What are the key takeaways to share with the Commission? What are key topics for next month's agenda?

- a. Ian notes he's talked to a couple grocery stores about plastic bag ban. Would like this to be a topic of discussion in September.
- b. Next meeting, also discuss development or joint city/county SAB.

IX. Member Updates.

X. Public Comment.

XI. Adjourn

Next regular SAB meeting: September 9, 2015 at 5:30 p.m. Venue: City Hall Public Works Conference Room (ground floor)

**Sustainability Coordinator Report to the SAB:
August 12, 2015**

- ✓ **We re-launched our Facebook page! Please promote:**
www.facebook.com/LawrenceandDouglasCountySustainability

- ✓ **City/County Food Policy Council Projects:**
 - Farm Fresh Challenge:
 - Launched August 1st at seven area grocery stores.
 - A consumer-facing primarily social media campaign to connect buyers with local products in grocery stores.
www.farmfreshchallenge.org
 - Please sign up, like us on FB, and follow us on Twitter!

 - At the June 23rd commission meeting, Mayor Farmer directed Planning staff to work with the Food Policy Council on an urban agriculture overlay zoning classification. The FPC will discuss this at their August 17th and September 21st meetings.

 - The Food Policy Council hosted their annual goal-setting retreat last week and focused on the following goals for 2015-2016 work:
 1. Creating a communications plan/raise the profile of the FPC locally.
 2. Continue to support the development of a regional food hub.
 3. Conduct a countywide farmers market planning/feasibility study.
 4. Work with the City to create a comprehensive Urban Agriculture Ordinance.
 5. Create a Food Plan to be incorporated by reference into H2020.
 6. Conduct a countywide Food and Farm Tour for elected officials.
 7. Propose policies to reduce food waste.
 8. Educate ourselves about impacts of climate change and water on ag sector in NE KS.
 9. Engage with higher ed institutions.
 10. Support development of statewide food policy councils.
 11. Reassess future of Common Ground Program.
 12. Support local food % purchasing policies in city and county.

- ✓ **Bike/Ped Task Force:** I presented the GHG Emissions Inventory, SAB Goals, Climate Protection Plan and Peak Oil Plan at their July 27th meeting. All materials available here: <http://lawrenceks.org/ped-bike>
- ✓ The **Heartland Local Government Sustainability Network** :
 - (Des Moines, OKC, Columbia, Iowa City, KCMO, Lincoln) has completed the climate adaptation research and education in partnership with our state climatologists. Report will be available in mid-July. Then, Eileen will share with departments to begin discussions of climate change adaptation measures for the City.
 - The 25 members of the HLGSN will be hosting our annual meeting here in Lawrence. They chose Lawrence to learn about our local food system innovations and our work on a sustainable procurement pilot project. The meeting is scheduled for September 17-18.

- ✓ **Recycling in Unincorporated Area:** County Commissioners approved a pilot project for drop-off recycling locations around the County. Two single stream bins will be located at the four locations.

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| Vinland Fair Site (parking lot) |
| 711 E 1750 Rd |
| Stull United Methodist Church |
| 1596 E 250 Road Lecompton, KS 66050 |
| Wakarusa Valley School |
| 1104 E 1000 Rd, Lawrence, KS 66047 |
| Prairie Moon Waldorf School |
| 1853 E 1600 Rd, Lawrence, KS 66044 |

- ✓ **Douglas County Fairgrounds Project:** The County is in process of hiring a construction management firm for the approximately \$6 million renovation of the fairgrounds. We are designing sustainability elements into the project.

- ✓ **Westar EV Charging Station:** As part of Westar’s EPA settlement (the same one that got us solar PV panels at Prairie Park Nature Center), Westar is offering one or two EV charging stations for the City. We are looking into public charging locations near downtown or City Hall.

- ✓ **Bike Share Feasibility:** The MPO office is applying for funding to support a feasibility study to assess a bike share program for Lawrence and KU.