



Minutes

EPC MONTHLY MEETING

November 21, 2022
City Hall, Conference Room 2000
[Zoom Meeting Recording](#)
7:30 – 9:30 p.m.

EPC Attendance

EPC Members (13)	Status
Dan Beattie	P
Eldon Boes	P
Edith Cecchini	E
Alexander Clark	P
Benjamin Cuddy	E
Jennifer Debias	P
Cynthia Elliott	P
Oleksandr Faryga	A
Nicole Heckman	PR
Kathie Hoekstra, Chair	P
Michael Olex, Vice-Chair	P
Teresa Romanosky	P
Marta Schantz	P

P: Present; **PR:** Present Remotely; **A:** Absent - Unexcused; **E:** Absent – Excused

Staff

Jessica Lassetter, T&ES
 Melanie Mason, T&ES
 Bill Skrabak, T&ES
 Felipe Ip, T&ES
 Bill Eger, General Services
 Catherine Miliaras, P&Z
 Jeff Farnar, P&Z
 Michael Swidrak, P&Z
 Dustin Smith, P&Z

Invited Guests

Mary Catherine Gibbs, Wire
 Gill, LLP
 Melissa Schrock, HRP
 Siobhan Steen, HRP
 Michelle Change, HRP
 Julianna Valle Velez,
 Gensler
 Linda Toth, Arup

Public (Partial List)

David Peabody
 Carolyn Sponza
 Steve Walz
 Jared Krieger
 Margaret Townsend
 Jeremy Flachs
 Agnes Artemel
 Stephen Koenig
 Duke Johns
 Rodney Dew

1. Welcome & Introductions

Environmental Policy Commission Chair Kathie Hoekstra welcomed Commissioners and the public.

2. Public Comments & EPC Administrative Items

a. Public Comments

The following public comments were received:

- David Peabody provided public comment in relation to the Coordinated Sustainability Strategy submitted for the PRGS site. Mr. Peabody also presented a [handout](#) with information for the Commissions consideration which provides an overview of Energy Use Intensity (EUI) relevant to the PRGS site.
- Scott Barstow provided public comment in relation to the Coordinated Sustainability Strategy submitted for the PRGS site.
- Jeremy Flachs submitted public comment in relation to how and where the City develops as it relates to open space.

b. EPC Administrative Items

The FY2024 EPC Budget Letter was approved with a motion made by Marta Schantz and a second by Dan Beattie, with all in approval, and Teresa Romanosky abstaining.

The Sept. 19, 2022, Draft Meeting Minutes and the October 17, 2022, Draft Meeting Minutes were approved with a motion made by Mr. Beattie with a second by Michael Olex, with all in approval, and Ms. Romanosky abstaining.

Commissioners provided updates on the relevant groups they participate with in their capacity as an EPC member:

- Jennifer Debias indicated there was an important discussion on the state's involve in the Regional Greenhouse Gas Initiative (RGGI) during the Ad Hoc Stormwater Utility and Flood Mitigation Advisory Group.
- Eldon Boes spoke to the Waterfront Commission and the new Torpedo Factory Task Force.
- Ms. Schantz reported that the Energy and Climate Change Task Force is expected to meet again December 12 and the EPC/Planning Commission Small Working Group will meet November 22.
- Cynthia Elliott spoke to the Eisenhower West Small Area Plan process which commenced November 15.

- Chair Hoekstra anticipates the EPC to host a virtual educational meeting on January 10, 2023.

3. Coordinated Sustainability Strategy (CSS) for the Former Potomac River Generating Station (PRGS) Site, Alexandria, VA

Mary Catherine Gibbs, Wire Gill, LLP, Michelle Change, HRP, and Linda Toth, Arup, updated the Commission on the CSS for PRGS.

Commissioners commented on different aspects of the plan, such as building material selection, transparency envelopes, EUI, technological and financial feasibility, green building policy, tax incentives, Inflation Reduction Act energy savings incentives, energy saving appliances, and healthy building certifications. The developer emphasized that the CDD is currently a draft, and they will take feedback received and update the plan accordingly. They reiterated that the CDD sets the goals for the CSS.

EPC members asked a series of questions and was generally not satisfied with the CSS. Chair Hoekstra also criticized the last-minute changes to the material provided by PRGS indicating this undermined the Open meeting process since EPC members were unable to review it and thus discuss it when info was provided just 3 hours before this meeting began.

4. Energy and Climate Change Action Plan Update

Bill Eger, City of Alexandria Energy Manager, provided an update on the Energy and Climate Change Action Plan. The plan updates the Action Plan adopted in 2011 and includes action items to work towards the climate change goals in the 2040 Environmental Action Plan: 50% reduction in greenhouse gases by 2030 and 100% by 2050. The Action Plan update process is guided by the Energy and Climate Change Task Force. The current draft is available for feedback and the final draft will be available for public comment this winter. Chair Hoekstra provided written comments to the Task Force earlier and these are posted on the EPC's Website

5. Adjournment

The meeting adjourned at 10:08 p.m.

Environmental Policy Commission Attendance

< Attendance / November 21, 2022

Mark All Present

+ Add Person

Name	Present	Absent	Excused	Comments	Percentage	Meetings	
Alexander Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		100.0%	3 of 3	
Benjamin Cuddy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Work Travel	66.67%	2 of 3	
Cynthia Elliott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		100.0%	3 of 3	
Dan Beattie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		66.67%	2 of 3	
Edith Cecchini	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Work Travel	0.0%	0 of 3	
Eldon Boes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		100.0%	3 of 3	
Jennifer Debias	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		100.0%	3 of 3	
Kathie Hoekstra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		100.0%	3 of 3	
Marta Schantz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		100.0%	3 of 3	
Michael Olex	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		100.0%	3 of 3	
Nicole Heckman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Online	100.0%	3 of 3	
Oleksandr Faryga	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		66.67%	2 of 3	
Theresa Romanosky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		100.0%	1 of 1	
TALLIES	10 of 13 (Excused: 2 Unexcused: 1)						

Attendance Tracking