



Meeting Minutes - Green Building Council Meeting

MEETING PURPOSE	Monthly Maryland Green Building Council Meeting						
MEETING DATE	January 15, 2026						
MEETING TIME	10:30 to noon						
VIRTUAL MEETING	Maryland Green Building Council Virtual Meeting Thursday, January 15 · 10:30am – 12:00pm Time zone: America/New_York Google Meet joining info Video call link: https://meet.google.com/ocp-upjg-qtf Or dial: (US) +1 530-994-2092 PIN: 734 095 806# More phone numbers: https://tel.meet/ocp-upjg-qtf?pin=7045196103735						
MEETING NUMBER	2026-1						
ATTENDEES	Mark "P" as present, "O" as out. Vote by Yay "Y" or Nay "N" or Abstained "A" Quorum = 9						
<i>COUNCIL APPOINTEE</i>		<i>AGENCY MEMBER OR DESIGNEE</i>				<i>REGULAR PARTICIPANTS</i>	
Paul Clary (5/31/2023) (seat 1)	P	Stephanie Tuckfield (DNR)	O	David St. Jean (DGS)	P	Martha Shrader (USM)	
Vacant (5/31/2025) (seat 2)	O	Ashley Van Stone (MDE)	P	Bill Hersch (MDP)	O	Atif Chaudhry, Secretary (DGS)	
Ben Roush (5/31/2025) (seat 3)	P	Mark Beck (USM)	P	Eddie Lukemire (MDOT)	P		
Ryan Schwabenbauer (5/31/2026) (seat 4)	O	Alex Donahue (IAC)	P	Rebecca Price (MEA) Megan Lackay	O		
Marisa Britton (5/31/2025) (seat 5)	P	David Koenigsburg (DBM)	P	Mischelle Vanreusel (DLR)	O		
Michael Daly (5/31/2026) (seat 6)	P						
YAY							
NAY							
ABSTAIN							

	Agenda Item	Discussion	Time
1	Call to Order	Greetings - All attendees please sign in using the chat box.	
2	Meeting Record	Motion: approve prior Meeting Record Discussion: Adjustments? Vote: Approval or Table	10:38
4	Old Business	- Council voted to approve the HPGBP at the November 20th meeting. 11 out of 16 members were present. 10 voted YES 1 voted NO	10:40
5	Ongoing Business	HPGBP in approval and signing process at DGS/DBM	10:40



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6	New Business	• Council member insights into the 2026 Session. • Ideas/input into Council activities in 2026 - o Input for updates to the HPGBP. - o Input for sustainable buildings recommendations to the Legislature not covered under the HPGBP. • Council 2026 meeting schedules. - o May 21st in-person meeting. • Buy Clean update.	10:42 10:59
7	Announcements and Updates (Members)	Good and welfare • DGS conference on energy performance contracting.	11:24
8	Adjourn until Next Meeting		11:26
9	Adjourn		11:27

Attendees

+1 561-***-**88, Alex Donahue -IAC-, Amy Upton, Ashley Vanstone -MDE-, Ben Roush, Chris Parts, David Hollens, David Koenigsburg -DBM-, David St.Jean -DGS-, Eddie Lukemire -MDOT-, Hannah Debelius -DGS-, Louisa Rettew, Magdalena Rudnicka -DGS-, Maria Prawirodihardjo -MSDE-, Marisa Britton, Mark Beck, Mary Stevenson, Megan Lackay -MEA-, Melissa Wilfong -IAC-, Michael Daly, Paul Clary, Scott Moore -DGS-, Sustainable Design Consulting, Taylor Smith, Victoria Nellis -DGS-

Minutes

- Council voted to approve the HPGBP at the November 20th meeting.
 - o With DGS Secretary Chaudry for signature
- Council member insights into the 2026 Session.
 - o Plan to meet next few months through session and then move to every-other month

Maryland Green Building Council

Maryland Department of General Services, 301 West Preston Street, Suite 1405, Baltimore, MD 21201-2388



- Fuel Neutrality building code bill
 - Ex: baseline would be against fuel at construction as opposed to comparison to electrified baseline
 - Did not make it out of house last year
 - Would need to acknowledge in program
- MCEC opinion neutral legislative tracking: <https://www.mdcleanenergy.org/resources/policy-updates/>
- HB79 by Chism - language “to the extent economically practicable” into Climate Solutions Now act
 - Similar last year
- HB66 Restoring Energy Freedom Act - state withdrawing from RGGI
- HB119 - EPC navigator funding and requirements for SEIF funding to hire “navigators” for EPCs for local governments
- SB116 - Comptroller's Office to require contracts going before BPW to include sustainability alignment in contract
- SB59 - transportation and climate alignment pact (MDOT)
- HB54 - restructuring Maryland utility
- Related: HB40 and SB201 - look at alternative pathways for utilities to expand the grid for their utility lines to connect to data centers through public rights of way - use highway right of way
- Transmission line discussion
 - Many lines are pass through
 - Pros and cons of using highway right of way
- From Eddie Lukemire:
 - HB0245 - MEA bill for SEIF and Lawton Loan
 - HB0167 - gas leaf blower ban
 - HB0119 - EPCs
 - HB0054 Study for restructuring MD electric utility industry
 - HB0040/SB0201 - Public Utilities Transmission Lines
 - HB0039 - net metering for portable generators
 - EO: [EXECUTIVE ORDER 01.01.2025.27 Building an Affordable and Reliable Energy Future WHEREAS, Maryland households and businesses face](#)
- Louisa: does anyone know of legislation to address unintended consequences to electric utility choice from previous SB1, that sort of cancelled out deregulation?
 - David: DGS purchases power for State government and USM had many accounts on residential rates, which were all canceled. However, the bill excludes all energy purchasing by DGS. Now, all being reinrolled.
- David Hollens: Unrelated comment, link to NREL data center density map: <https://docs.nrel.gov/docs/gen/fy25/94502.jpg>
- From Eddie Lukemire:
 - Senate EEE Committee Bills: <https://mgaleg.maryland.gov/mgawebsite/Committees/Details?cmte=eee>



- House E&T Committee Bills:
<https://mgaleg.maryland.gov/mgawebsite/Committees/Details?cmte=ent>
- Ideas/input into Council activities in 2026
 - Input for updates to the HPGBP.
 - Input for sustainable buildings recommendations to the Legislature not covered under the HPGBP.
 - Eddie Lukemire: concerns for env. Advocates have been that money collected for SEIF is used for purposes that the SEIF was not created for, such as balancing budget. Suggests obligating funding for specific ways to align with decarbonization goals of the state, such as building decarb. Suggest GHG reduction per dollar metric. It would be great if legislation addressed potential uses for pot of money that reflected original intent - SEIF was designed for HB5 environmental justice communities. Since account seems to be ballooning with alternative compliance, seems like a way to solidify decarb projects in state.
 - Megan Lackay (MEA): specific language in SEIF that restricts what funds are for, ex: electrification. MEA can only use what it is dedicated for, but other agencies may use differently
 - David: Does alternative compliance go into SEIF? Megan will circle back.
 - **David suggestion for discussion:** How buildings are designed and what takes precedent - aesthetics versus efficiency such as in new Supreme Court renderings
 - Role of value engineering
 - Schools have been able to build Net Zero without cost premium by choosing efficiency and “less fancy finishes.”
 - Invite architects and engineers as roundtable
- Note from Ben: as non-state employees, just need to declare that you are not speaking on behalf of GBC if you go to testify on behalf of a bill as an individual. Alternatively, can send a letter on behalf of GBC as needed (sparingly). State employees have other restrictions.
- If there is an emergency bill that is council-impacting, reach out to Ben and David OR send to full council and we can convene prior to next meeting if needed.
- Council 2026 meeting schedules.
 - **May 21st in-person meeting.**
 - Location: 100 Community Pl Crownsville?
- Buy Clean update.
 - Legislative mandate to include EPDs in concrete specs for GWP by July 1 for all construction subject to HPGBP (not highways/roads)
 - David will get back to legislation and work on process, especially for K-12 and USM
- **Will share FAQ document for HPGBBC for edits and approval next month**
- EPC workshop 3/11 hosted by DGS and MCEC - will extend remaining space to MD GBC and friends. Will include HPGBP overview



Transcript

Maryland Green Building Council Virtual Meeting - 2026/01/15 10:26 EST - Transcript

Attendees

+1 561-***-**88, Alex Donahue -IAC-, Amy Upton, Ashley Vanstone -MDE-, Ben Roush, Chris Parts, David Hollens, David Koenigsburg -DBM-, David St.Jean -DGS-, Eddie Lukemire -MDOT-, Hannah Debelius -DGS-, Louisa Rettew, Magdalena Rudnicka -DGS-, Maria Prawirodihardjo -MSDE-, Marisa Britton, Mark Beck, Mary Stevenson, Megan Lackay -MEA-, Melissa Wilfong -IAC-, Michael Daly, Paul Clary, Scott Moore -DGS-, Sustainable Design Consulting, Taylor Smith, Victoria Nellis -DGS-

Transcript

Hannah Debelius -DGS-: And I think that we will kick off this meeting the way we usually do, which is if everyone who's joined the call could please go to the chat and introduce yourself with your name and organization, that would be great.

Hannah Debelius -DGS-: And then David and Ben, would you like to do a roll call on top of that?

Ben Roush: If everybody types it in,...

Ben Roush: we should just be able to fill it in as we do as we go.

Ben Roush: If somebody is not able to you're driving, please don't type if you're driving. go ahead and unmute yourself and announce yourself if you're perfect.

Michael Daly: I'm driving right now. This is Michael Daly. I'm present.

Hannah Debelius -DGS-: Thank you.

Ben Roush: And thank you for not typing.

Hannah Debelius -DGS-: I'm still getting through this, but I'm pretty sure we're at forum here.

Hannah Debelius -DGS-: And I don't know if you can see on your phone, Ben, but I am sharing our It's just

Ben Roush: I Yes,...

Ben Roush: I can. And I just moved to my computer. I promised it will eventually behave itself eventually. I'll put myself in there. Just for the record, other than meeting minutes, we don't have anything we need a quorum for. So we would be okay either way. we don't have anything I think we're formally approving today.



Hannah Debelius -DGS-: Yes. So, I'm just going through the chat, so it's going to take me just another moment, but I agree with that.

Ben Roush: While we do that,...

Ben Roush: we have previous meeting minutes. those are on the website, Did we email those? I remember emailing those,...

David St.Jean -DGS-: Yeah,...

Ben Roush: but they are on the account.

David St.Jean -DGS-: they are on the website.

Ben Roush: So, take a moment if you care to look at them. I'll also put a link.

Ben Roush: Those are the wrong ones. Okay, you got there faster than me.

Hannah Debelius -DGS-: Vicki just dropped him into the chat.

Hannah Debelius -DGS-: People would like to

Ben Roush: All right. How we doing for attendees?

David St.Jean -DGS-: I've been marking them off and I'll tell you that the actual council members...

Hannah Debelius -DGS-: That was David. Mhm.

David St.Jean -DGS-: who are missing and if they are actually here let me know. So missing is Stephanie Tuckfield with David Koixberg with DBM.

David Koenigsburg -DBM-: put myself in the chat.

David St.Jean -DGS-: Who is that? Gotcha. Yeah, it's hard to scroll through that chat and find them all. Bill Hirs with Department of Planning.

David Koenigsburg -DBM-: No worries.

David St.Jean -DGS-: Bill, are you here? All right. And Eddie Lukemire absent. Michelle Van Russo with DLR. Okay, I think that's it. Everyone else is here. Who is on the council?

Ben Roush: Does that actually give us a quorum?

David St.Jean -DGS-: One,...

Ben Roush: Thanks. Go.

David St.Jean -DGS-: two, three, four, five, six, seven, eight, nine.

David St.Jean -DGS-: We got nine folks here. Yes. Just I'll second that motion.



Ben Roush: just very very close.

Ben Roush: All right, I'd like to make a motion that we approve the prior meeting minutes. any discussion? All right. Hearing none, we will do this by nays. If anybody wishes to nay or abstain, please put it in the chat or raise your hand or if you're I think. All right. And we can approve All Great. that was the only thing we actually formally needed to do. A lot of this is informational sharing, and I'm interested to hear some of it from others because it's we just started our legislative session.

00:05:00

Ben Roush: What are we hearing out there? That's going to be a good one. All right, moving down. old business. when we met in November,...

Ben Roush: in mber. we voted to approve the high performance green building program with V5 changes. that is currently sitting on the secretar's desk as it will and may for another while yet. Eddie's here.

David St.Jean -DGS-: I got him.

Eddie Lukemire -MDOT-: Hi. Sorry.

Ben Roush: No, you're fine. you missed your one chance to vote today. I'm sorry. sitting on the secretar's desk. If we get close to the date that it was supposed to apply for everything but schools, we will need to address it, but we're going to let it sit some months first. Perfect.

David St.Jean -DGS-: I will Ben, I'm meeting with him directly after this call and that is on my agenda.

David St.Jean -DGS-: to get them to sign it. And DBM has already been sent a draft as well,...

David St.Jean -DGS-: their final draft, so that they've had a chance to review it. So hopefully when it comes time for them to sign it, they'll be able to do it quickly. Yeah. Yeah.

Ben Roush: Yes, hopefully cross our fingers.

Ben Roush: Any commentary on those? All for new business, and this is the one I'm most looking forward to today. every past legislative session for the last three years, we've had something that said the high performance sorry the Maryland Green Building Council had to adopt or advise or I'm not a lawyer so I don't have the language correctly. but we had some step we had to take often by October of the same year as when it passed.

Ben Roush: So, we do have a legislative tracking that we need to know what's out there and what is being put on R as the council's plate. we also have in advisement of lawmakers. we are allowed to advise as a council formally if we care to. so we can support suggest amendment or we can do quite a lot of the council if we care to. that'll be a discussion through this. the intent is to meet the next few months as we track legislation and then we're going to go to by monthly meetings through the summer unless we have been tasked with some very large charge from the legislature.



Ben Roush: So the only thing I have on my radar so far it effectively wouldn't impact us because we already put all electric provision into the program but it's a fuel neutrality. So it would direct the administration to adopt a neutral building code. let me unpack that a little bit. If you build a gas heated building, your baseline is also gas heated. And so your baseline is depending on a bunch of factors something between 50 and 70% worse for energy use than an electric baseline building would be. So if you build all electric baseline building, you have to go against a harder baseline if you choose to energy model.

Ben Roush: This has come in previous sessions. I don't know how far it will get this year. It didn't make it out of the House last year. but it's there and we would need to likely acknowledge it in the program because it would be applicable for anything in the 2024 code cycle when it's adopted sorry 2027 code cycle and I think we'd have to look at timelines. Does our program apply for schools that are further out before the code will be adopted or do we need to acknowledge it? it's the only one on my radar so far.

00:10:00

Ben Roush: If you haven't joined, if you are so inclined for the tracking, the Maryland Clean Energy Center does a opinion neutral,...

David St.Jean -DGS-: What's

Ben Roush: they can't take positions in an organization, but an opinion neutral legislative tracking every Friday. The first one is tomorrow and it will go through session and it is really useful for finding out if you're tracking individual bills, how are those going or if you're track or just finding out what is out there in the realm that we need to know about.'ll be sitting in on I'll bring those back to meetings. I think I saw Chris Parks on here as well.

David St.Jean -DGS-: Absolutely. I have a couple of dizzies.

Ben Roush: I know he tracks that closely with AIA. does anybody else have bills on their radar that would be council impacting sustainability impacting that we should be discussing? All right, let me get my notebook.

David St.Jean -DGS-: Yeah, I actually got the day before session. This is House Bill 79 introduced by Delegate Chisum. it would put the language to the extent economically practicable within the beep's regulations and...

Ben Roush: Yeah. Mhm.

David St.Jean -DGS-: climate solutions act. I've already written my fiscal note to it essentially saying what does that even mean? Who decides what's practical? the next one is introduced by the same delegate, House Bill 66.

David St.Jean -DGS-: He's calling it Restoring Energy Freedom Act.



David St.Jean -DGS-: I'm going to let you guess which party he's from, but this would have the state withdrawing from Reggie from the regional greenhouse gas initiative. on P following Pennsylvania's lead, I guess, is where this is coming from.

Ben Roush: That would be big.

Ben Roush: Okay. ...

David St.Jean -DGS-: I don't expect either of these to go anywhere,...

Ben Roush: the economically practicable came up last year and didn't make it out of its committee. Yes.

David St.Jean -DGS-: but they've been introduced. So, House Bill 119, this is, Delegate Vogle from Montgomery County. energy performance contracts and navigators funding and requirements.

David St.Jean -DGS-: So this essentially would have a million and a half dollars from SE every year provided to Maryland clean energy center to hire or...

Ben Roush: Mhm.

David St.Jean -DGS-: to contract with what they're calling navigators for energy performance contracting primarily for local government. I think you can think of a navigator as an owner's rep. that bill we DGS will support or be neutral on. I don't think we'll take advantage of it, but I think it's worthwhile. the other one really just impacts state agencies and I offered a bunch of suggestions, edits for this, but it's from the controllers's office, but it's filed by Senator Hedelman.

David St.Jean -DGS-: And it essentially would require any contracts going before the board of public work to include information in their agenda item on the sustainability of the particular contract. And my edits to this were essentially to try to narrow the language to a point where they can respond rather than paragraphs of pros to respond positive negative does it comply comply with the high performance green building program? Does it comply with DEPS? does Does it do that?

David St.Jean -DGS-: does it purchase products that are available through grant purchasing specifications,...

David St.Jean -DGS-: things like that. So, it's very much in the works. I expect it's going to be changed a bit as it goes through, but it was 116,...

Ben Roush: Do you know...

Ben Roush: what number that is?

David St.Jean -DGS-: Senate Bill 116.

Ben Roush: Okay, perfect. yeah, that really brings up a...

Ben Roush: what sustainability on what measurement,...

David St.Jean -DGS-: Yeah. ...



David St.Jean -DGS-: that's it.

Ben Roush: All right.

David St.Jean -DGS-: And it's a little vague right now. does this support climate solutions That kind of a question. I don't know. It's kind of let's try to narrow that a bit.

David St.Jean -DGS-: And there were two more that moratorium on construction of new data centers also introduced by Chisum and something to do with M DOT and major highway capacity expansion projects and impact assessments which has a sustainability component...

00:15:00

Eddie Lukemire -MDOT-: The CL transportation. I'm

David St.Jean -DGS-: but frankly I think Hannah reviewed this one and it doesn't impact my agency so we kind of didn't focus on it very much.

Ben Roush: We've run into past language that freeway expansion programs can't be counted as carbon reducing even...

Ben Roush: though they are because they reduce vehicle run time. yeah,...

David St.Jean -DGS-: idol. What the bill number?

Ben Roush: but there's fairly clear language whenever it's freeway expansion. I wonder if that's worth reading. Do you know what that one is? Yeah. Okay.

David St.Jean -DGS-: SB59.

Hannah Debelius -DGS-: Char, would you remind that bill number for me,...

Ben Roush: And did I write the Vogal bill,...

Hannah Debelius -DGS-: please? 119.

David St.Jean -DGS-: SB59. Yeah,...

Ben Roush: House Bill 118? Did I write that correctly or one 119 and what Eddie sent?

David St.Jean -DGS-: that's it. House Bill 19.

Ben Roush: 119. Okay, I wrote it down wrong. Eddie, I don't know if you want to speak to any of these. This is a good list as well.

Eddie Lukemire -MDOT-: Yeah, these, let's see, the I think 245 talks about the ability to use that money for other things. HB 167, excuse me, we've seen before in DC passed this. It's just another gas leaf blower ban for state agencies. 119 talks about energy performance contracts. HB54 is pretty comprehensive. I



guess it's a study for restructuring Maryland electric utility industry. I mean that sounds very unwieldy. That title gives me anxiety.

Eddie Lukemire -MDOT-: But the next one, HB40 and SB 2011, public utilities and transmission lines, there's a huge push, and it links to what David was just talking about, to, look at alternative pathways for utilities to expand the grid or their transmission lines where needed, which is mostly to connect Pennsylvania to Virginia for data centers through Maryland in public rights of so there is another bill. I didn't list it here, but there was an executive order that passed at the end of 2025. There's going to be a bill that's introduced, I think, this week. Keep forgetting what day it is.

Eddie Lukemire -MDOT-: But it supports that executive order which is a bigger executive order that talks about affordability and energy is one section in there and transmission in the right of way is the section where state highways and MDOT is called out to basically say hey consider all of your obligations that you have to use highway right of way for whether it's safety storm water drainage etc and see what's available and then util side. You tell us what's available and then we'll match those two circles and where they intersect. Let's see what we can do for business in Maryland. That's pretty cool.

Eddie Lukemire -MDOT-: It's another thing where people want to use the highway right of way, which is great by me because it sort of limits the expansion. Probably not what most highway people would say and me from transportation. And then the bill that David you were just talking about, the SB59, also known as the Transportation and Climate Alignment Act of 2026. And we're supporting that bill. It was in 25 as well. and the keybridge failed out. So a lot of our transportation specific bills just sort of stalled at a certain point last year in session.

David St.Jean -DGS-: Yeah, I'm always concerned at that the almost emergency state that we've come to with the cost of electricity is going to crowd out environmental good

Eddie Lukemire -MDOT-: So yeah, there's tons of energy bills it seems like this session. Lots of them with the theme of affordability. I know. And honestly, David, one of the worries that I have about from an environmental perspective about using anything to expand transmission lines throughout the state is ...

David St.Jean -DGS-: Right. I have heard discussions about putting transmission lines in the rightway in highways...

Eddie Lukemire -MDOT-: what energy are you accelerating? Is it clean energy from Pennsylvania going to Virginia? I don't think so. Totally agree with you.

David St.Jean -DGS-: which initially I thought that sounds like a great idea until the transmission line comes down on the highway that could be a problem.

00:20:00

Ben Roush: right? ...

David St.Jean -DGS-: So that's probably...

Eddie Lukemire -MDOT-: There's some safety considerations for sure.

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David St.Jean -DGS-: unless they're going to bury it,...

Eddie Lukemire -MDOT-: Yeah. Right.

David St.Jean -DGS-: of course.

Eddie Lukemire -MDOT-: And that's a different cost, but long-term may be different. Maybe more sustainable.

Ben Roush:

Ben Roush: let me say this. So you can see this when you look at the hour data for Maryland that when we are net importing energy and we are much of the time our carbon impact for megawatt hour goes up precipitously because of our neighboring grids and our neighboring states that we're pulling from. so yes I think there is a concern there and my understanding in the transmission lines it is largely a pass through there is some Maryland need but it's mostly future so it's right

Eddie Lukemire -MDOT-: Yeah, it's a wild map if it exists right for Maryland transmission needs and it looks like spaghetti and it's so one of the goals that we're looking as an output from that executive order where we need to participate in a working group for energy affordability is sorry I got a message and...

Eddie Lukemire -MDOT-: I sort of just saw a shiny thing got completely thrown off track.

Ben Roush: No,...

Ben Roush: you're good.

Eddie Lukemire -MDOT-: Yeah. ...

Ben Roush: But you're participating in a working group and it is going to be a discussion. there is a report that comes out of it that maybe council adjacent might be something we need to be aware of.

Eddie Lukemire -MDOT-: yeah, there's lots of agencies that are participating in it. It's more than just MDOT, MEA, Commerce, DNR, PPRP of, that is going to be a part of it. there's a whole separate private industry and...

Eddie Lukemire -MDOT-: utility group as well as state agencies. I guess I hope that'll be released in terms of legislation to support the executive order this week. I can put the executive order in the chat though.

Ben Roush: Yep. yes,...

Ben Roush: that'd be great. loose asked a question. Does anyone know of legislation to address unintended consequences to electric utility choice from previous SB1 that canceled out deregulation? David, I think that would be most your tracking.

David St.Jean -DGS-: Yeah. Yeah.

Ben Roush: I think.



David St.Jean -DGS-: So, I mean I can tell you our experience so far although maybe Louisa after I talk and discuss it canceling out deregulation. I don't know what she means by that but yeah so my office purchases power for a state government and USM had I don't know almost 150 electric accounts that were labeled as residential they're on the residential rates and our energy supplier WGL for those accounts canceled them all due to this bill and they were automatically transferred

David St.Jean -DGS-: to standard offer service at a higher rate. And then I remembered that when that bill came through in 2000 last year, I was successful in getting them to amend it to disclude all DGS energy purchasing activities from it, which they did. So I sent it back to WGL and said, "Did your lawyers not read the bill?" and they came back and said, " apparently they didn't because we're now re reenrolling all those accounts." So, that's our only experience with it. But maybe Louisa can talk about what she means about unintended consequences.

David St.Jean -DGS-: Supplies no longer will offer residential.

Louisa Rettew: Yes. Basically,...

Louisa Rettew: it's more on the residential side. I just figured people might have heard if there's anything out there.

David St.Jean -DGS-:

David St.Jean -DGS-: Yeah, that's our only experience with it. we were fortunate that they accepted our edits that would remove us from this regulation or...

David St.Jean -DGS-: energy purchasing

Ben Roush: All right.

Ben Roush: Anything else out there on the radar? And we'll talk about it again when we meet in a month. And I'll find the link and put it in before we close the meeting today for the Maryland Clean Energy Center. it's like an email sign up. all Going once, twice. Very good. so I have a fairly broad charge as the council and I've been thinking about what do we do in 2026?

00:25:00

Ben Roush: So, we've addressed the V5 transition already because we needed to get out in front of it. we have the purview. We have the allow allowability to do advisement to the legislature on new technologies. We can educate ourselves. we can recommend new green building technologies that are promising or that are developed and we really just should be doing in most projects. we've done some of that already by way of the program like think solar panels as a already existing technology.

Ben Roush: So I've been thinking a bit about what do we do and what do we want to do this year? And I don't think we'll come to any decisions today. It's nothing we're going to decide a direction and vote on. But are there any issues green building technologies etc that we as a council should be considering for the year? And I'll give an example. you can do for buildings an hour by hour carbon map study. So what we



were just talking about for your power delivery that we could suggest is required for state funded buildings. I don't know if it would change power purchasing.

Ben Roush: David's group already has a great deal of regulation about what they can provide. But it would be an education effort that goes beyond lead V5 for carbon impact and carbon literacy might be the best way to say that for the building ownership group. David the ENL data center density map.

Ben Roush: I love it. I'm going to click on the link so I can go look for that later. that actually sounds like a 10-minute web hole to fall down. that will be great. I'm looking for others to weigh in on this. I'm going to ask the same question in the next meeting...

David St.Jean -DGS-: Eddie has his hand up.

Ben Roush: because I don't expect anybody unless it's already been front of mind for you about it'd be really great if the council did. I don't expect you to have immediate answers to these, but open up the floor.

Ben Roush: Thank you.

Eddie Lukemire -MDOT-: There we go.

Eddie Lukemire -MDOT-: Actually got my camera to work. MDOT's not Google where Microsoft everything. So, it's a first every time I turn my camera on. there was one of the bills that I put in the chat about the C. This is going to be really easy for me to say from a different agency not in control of that special fund. so I mean, hey, feel free to slap my hand if I say this, but Some of the concerns from environmental advocates have been that money that is collected in MEA's special energy investment fund is used for purposes that the SE wasn't originally created for.

Eddie Lukemire -MDOT-: So maybe non-energy purposes I don't know getting our budget straight for the state which is also really important but if we can obligate maybe as many projects with with overlapping goals like decarbonization getting the state closer to net zero by a target date and quantify that it seems that the most important metric trick to present to MEA if those funds would be allowable for us to use for things like building decarbonization are greenhouse gas emissions reduced per dollar that they could give. So that's a very hypothetical comment that I had mixed in with some technical things that are real.

Eddie Lukemire -MDOT-: I think my overall point it would be great if maybe legislation addressed potential uses for that pot of money that support the original intent of decarbonization climate change issues. I think a main and very important thing to consider is the SE was designed with specific communities in mind.

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Eddie Lukemire -MDOT-: So one of the limits right geographically even to where projects can be done have to be done in a previous session it was in HB550 communities which are overburdened underserved environmental justice communities which is great that should be where we focus the attention and then also if right there's an ability to use the additional money that MEA is getting because the utilities are just



right paying the alternative compliance payment instead of generating renewable energy. it seems like that fund gets pretty big every year. It would be nice.

Eddie Lukemire -MDOT-: I don't know in what procurement structure it would be from the Maryland Green Building Council if it were a grant opportunity a partnership with MEA or just hey we have collected building data from XG groupoup we want to push this initiative and here's what we could use money for so like I said easy for me to say I don't control the SE but as a proposal for something to do with an account that seems to be ballooning with utilities not meeting the RPS goals because it's cheaper it might be a way to solidify decarbonization projects in the state with that budget.

Eddie Lukemire -MDOT-: So with that I will

Ben Roush: MA already it does a good job most of their grants there's precedent at least for saying you may not use this for fossil fuel equipment...

Ben Roush: fossil fuel based projects I mean that's an easy line to draw I don't know if the SE has that because there's still a benefit to reducing natural gas use.

Megan Lackay -MEA-: Hey y'all. I'll speak up for a minute here. I'm in this meeting on behalf of Becky Price who is out on vacation. I will say that there is specific language in the SE that restricts and limits what we can use those funds for. So there's different examples of that but for example I run a program that is for electrification. it was created in a dedicated purpose account because it could not use C funds to provide grant funding for electrification projects specifically. So just as an example, there are only very limited things that we can use that funding for our grant programs and it's all goes back to, really eliminating fossil fuels as one of those.

Megan Lackay -MEA-: That all ties back to what our main goal is to provide affordable energy that's clean for the state. So Eddie, I believe you were noting that, we might use that funds for other purposes beyond our grant programs that go towards meeting our state's energy goals, but to my knowledge, it's not the case. although it does seem like sometimes those C funds are taken out of that pot from MEA and used for other purposes in that regard. So we can't really use it for anything else besides what it's designated for. But it sounds like in the past there have been times when that money has been taken and...

Megan Lackay -MEA-: we cannot use it any longer within the MEA agency.

David St.Jean -DGS-: Megan, I did have a question and...

David St.Jean -DGS-: I think I know the answer, but are the alternative compliance payments from the utilities for not purchasing SRAX that's included in SE now,...

David St.Jean -DGS-: isn't it?

Megan Lackay -MEA-: I can double check for you.

Megan Lackay -MEA-: I'm newer to the team,...

Megan Lackay -MEA-: but I can circle back and confirm that got it. Okay.



David St.Jean -DGS-: I'm pretty sure it is right. It

Eddie Lukemire -MDOT-: That's what I understand as well and...

Eddie Lukemire -MDOT-: that's why it was so high last year. I know I can just say personally we benefited from that and were able to we actually just finished signing anou with your agency Megan for \$50 million word solar but I don't want to like hey hey here's a comment for everyone and then say that that's normal like you said Megan it's abnormal

Eddie Lukemire -MDOT-: But to the point of what Ben was mentioning for legislation, if there was an attempt by the Green Building Council to do something where we were able to sync up, it would be awesome to potentially have a program within MEA that the SE could sponsor that said, hey, maybe it can only be limited to certain communities, certain areas, whatever it is, but support my gosh, all the decarbonization goals we have, but this one could

00:35:00

Eddie Lukemire -MDOT-: be specific to buildings.

Megan Lackay -MEA-: Right. Right.

Megan Lackay -MEA-: I understand.

Eddie Lukemire -MDOT-: Yeah. Yeah. Thank you.

David St.Jean -DGS-: my office has put in for the last couple years and...

David St.Jean -DGS-: hopefully it'll be funded this year. We'll see next week when the budget comes out for decarbonization mixed with energy performance contracting for state buildings in environmental justice areas.

Eddie Lukemire -MDOT-: That's awesome,...

David St.Jean -DGS-: So yeah,...

Eddie Lukemire -MDOT-: Yeah.

David St.Jean -DGS-: no, I think it's a really really good project. Everyone has agreed it's a good project. We'll see about the funding. But I mean, if I was to read between the lines, Eddie, from what you're saying, and maybe this is just my own prejudice coming through, but I would like to, and the council shouldn't do this, but if we all wanted to stick our necks out, we tell the legislature to stop raiding the CF fund.

David St.Jean -DGS-: especially for things like creating rebates for people...

David St.Jean -DGS-: who pay electric bills that are not incomebased rebates. I think that that just blew my mind when they did that last year. but we're never going to do that because we'd all be removed from the council the next day. So,



Ben Roush: ... that is an important note, David. it is as a citizen you can absolutely go anyone here and you're state employee so you have rules on this already but for us non state the three of us now you just need to declare you are not speaking on behalf of the green building council if you go do testimony you're there as a citizen or a representative of your organization or just to make it

Ben Roush:

Ben Roush: I think state employees have substantially more rules on testifying if you're going to testify on behalf of a bill. to David's point, we can send a letter as the green building council and...

Ben Roush: I'd like to use that very sparingly. but if it's directly impacting there may be a cause to do that. if there were legislation to remove all high performance green building program requirements. If it was something that far out there, we would want to comment on such a thing.

David St.Jean -DGS-: I wonder...

David St.Jean -DGS-: if the council has ever done that in the past.

Eddie Lukemire -MDOT-: I was going to say to that point that you would get the same exact thing back from the state agencies participating in the group too. I wouldn't necessarily say, "Hey, I'm Eddie. I'm MD dot. I'm part of this group ...

Ben Roush: Right. Yes.

Eddie Lukemire -MDOT-: I'm not gonna speak on behalf of the whole entire agency unless it's super clear right something that you said that we have a position on already but from the state agency side it's always something that it needs to be we have to consider in terms of green building support whatever. Yeah. agree with you. Yeah.

Ben Roush: It's an important statement. It doesn't take long. Although you only have two minutes a lot of the time, so it's anyways, just a thing to be aware of that we're wearing two hats. we're always a private citizen and we can go testify and you need to make clear who you're testifying on behalf of.

Ben Roush: I am going to go read these bills if there's an emergent bill, we're only meeting once a month. So if there's an emergent bill that anyone thinks is council impacting that is a email, hit a reply hall on the invite that Hannah has out and that can be an email discussion. If we needed to take a position, we would vote on it first. So, we would need to end up with a quorum to vote. I hope nothing comes up that is that urgent that we can't just discuss it in a month. But if it does, please be letting everyone know. All Any other bills we should be talking about? because that came back around. Any other And again, I'm going to ask this next month as well.

Ben Roush: anything we want to think about for 26 as the things we do or...

Ben Roush: the things we investigate or what we charge ourselves with in terms of emergent high performance green building technologies. be thinking on that Let's put some big projections on there.

David St.Jean -DGS-: I wouldn't mind us discussing at some point...



David St.Jean -DGS-: how buildings are designed and what takes precedent in a building's design aesthetics or energy efficiency. I've seen renderings of the new Supreme Court building. I'm like, if I was going to design a inefficient building, this is where I'd start. So, yeah,...

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Ben Roush: Lots of windows, right? yes,...

David St.Jean -DGS-: lots of windows, threetory atriums, things of that nature.

Ben Roush:

Ben Roush: that can be a good discussion. There could be even language in the program that gives direction on that. yeah,...

David St.Jean -DGS-: and the role that value engineering plays in all Mhm.

Ben Roush: I think that's a valid discussion. We have enough architects who sit in with the group. We don't have architects on the council, but we could invite friends and family to participate so to speak. Yeah, I found it interesting that schools I'm looking at Alex here. been able to build net zero without a tremendous cost premium. it's singledigit percents by making and they choose energy efficiency and less fancy finishes often to make it work. and there is a trade-off there. yeah, you want buildings occupants want to be in also. So, it's a big yes and

Ben Roush: Okay. Hannah, can you capture that for a potential discussion point or potential meeting point where we invite a bunch of architects and...

Hannah Debelius -DGS-: one that's

Ben Roush: engineers and a round table basically? It's a good one. let's talk about schedules. we are going to meet May in Same time 10:30. Put it on your calendars. hold the time. we may do this in the fall as well. We want to meet in person a couple times a year. So you can see I'm 5 foot n 6'2. so that we've actually met each other. There's several people that I have not met even though we've been sitting together now for over a year. and like I said, we're going to meet monthly through the session through April and then we are going to evaluate how much we meet after this May meeting.

Ben Roush: David.

David Koenigsburg -DBM-: Good morning. one, could you clarify the in-person location?

David St.Jean -DGS-: So, I was just thinking about that myself and...

David St.Jean -DGS-: we haven't decided on that,...

Ben Roush: Yeah,...

David St.Jean -DGS-: but we council used to meet at 100 community place in Crownsville. So, I guess that would be our first opportunity. I'd have to look into that. so yeah, draft location 100 community place

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David Koenigsburg -DBM-: I suppose my second question was or...

Ben Roush: and we're going to that was just a semi-entrail, fairly central location for people coming from various parts up from Annapolis or down from Baltimore or from the greater DC metro.

David Koenigsburg -DBM-: I guess statement rather was budget production picks up around that time in the fall. so it depends on I guess what month we were thinking of the person one. for that regard believe what mid August end of July and mid August is when my office becomes free otherwise from July through kind of the winter is when our office is the most busy.

David Koenigsburg -DBM-: So, is there going to be, I guess, a hybrid option for those...

David St.Jean -DGS-: We're looking at May 21st.

David Koenigsburg -DBM-: if there's going to be a in-person meeting for the fall...

David Koenigsburg -DBM-: if we're really in the thick of things and crunch time.

Ben Roush: Yeah, May 21st.

Ben Roush: And yes, I did say perhaps in the fall as well, but we're talking about May 21st for a first in person.

David Koenigsburg -DBM-: Should be perfect. I was just curious about the potential wall.

Ben Roush: It haven't said it yet. And it's part of our discussion about how often do we meet...

David Koenigsburg -DBM-: Perfect. All right.

Ben Roush: which is also a part of a discussion about what are we charging ourselves with this year? What is our perview for the year? I remember the 100 community place had conference room we would meet in had moderate tech. we could put participants on a laptop, but they couldn't really participate we could only hear them so well and they could only hear us so that'll be a consideration for if it has a online option or I'm inclined to not if the tech is the same because it was such a poor experience for the people online.

00:45:00

Ben Roush: Okay. David, do you want to do bike clean?

David St.Jean -DGS-: Not really.

David St.Jean -DGS-: By clean. Yes, this is the one where we're under legislative mandate to include environmental product declarations in our um global warming potential. All this needs to be done by July 1st. This is for all construction projects that are subject to the high performance green building program.

David St.Jean -DGS-: I don't frankly have much of an update because we haven't had a chance to focus on that over the next couple of months.



David St.Jean -DGS-: We're going to have to. So, I guess more news to come. I will say that I need to go back to the legislation...

Ben Roush: That ...

David St.Jean -DGS-: because the legislation, frankly, was pretty poorly written and they didn't seem to understand how state agencies interact. and so it mostly focuses on DGS and DGS builds a minority of projects that are subject to the program. It's mostly K through 2 schools and USM. and the legislation unfortunately doesn't focus on those two sectors at all. So, we're going to have to figure that out a bit.

Ben Roush: but in many cases they reference your bike clean.

Ben Roush: Doesn't Maryland point to your bike clean standards? for say Maryland.

David St.Jean -DGS-: It does to the GWP for the maximum GWP that was set by my office and...

David St.Jean -DGS-: that is the level at which we're supposed to be purchasing concrete at or lower than that maximum GWP.

Ben Roush: Yeah, that was 115% of the average.

Ben Roush: Something like that.

David St.Jean -DGS-: of the mid-Atlantic I think.

David St.Jean -DGS-: Yeah. Regional average of the EPDS that have been submitted in this region.

Ben Roush: Yeah. Yeah. All which will be a moving target over time. That'll be interesting of its own. So, more to come on that. am I remembering correctly? That does not apply to transportation.

David St.Jean -DGS-: It's just our buildings.

Ben Roush: And then bonus topic that we did some emailing Alex and Hannah and David and I on. Hannah's been working on a question and answer packs and questions. I don't what do you want to call this document?

David St.Jean -DGS-: And thank you.

Hannah Debelius -DGS-: Thank you.

Ben Roush: Specific to the high performance green building program. So it answers some of the most commonly received questions. it's like once a month we get a question once every six weeks. It's not very often. so I think we're at a point...

Ben Roush: where we can share a draft of that. I don't know if we want to review it here or if we just send it out after the meeting and then send a clean copy out after the meeting and then talk about it in the next session. The antenna is that this will live on the website to capture some of those most commonly asked questions instead of having to get asked each time. Yep.



Hannah Debelius -DGS-: Yeah. ...

Hannah Debelius -DGS-: I'm happy guys, but I haven't got a chance to clean up the version first, so I can't share it here, but happy to send out a clean version for review to the folks. Yeah.

Ben Roush: and we need to decide if we even need to vote on that. It'sformational. It doesn't create any new answers that aren't in the program. I'm not sure that requires a vote, but we'll talk about it and...

Hannah Debelius -DGS-: And in fact, largely one of my biggest struggles in creating it was not wanting to recreate the high performance green building program by just having all the information...

Ben Roush: bring it.

Hannah Debelius -DGS-: but in the form of a question so right

Ben Roush: Answering C here and you have to parse the language. yes, both. okay, we'll share that and if there's commentary, Let's do it by email and then we can come in next month and just say good. I guess we should vote on it just for safety to be clear that we have put our stamp on it. and then David, this one is also yours for the conference on energy performance contracting.

00:50:00

David St.Jean -DGS-: We're still discussing this, but we have a tentative venue in Annapolis at the James Senate building, a tentative date of Wednesday, March 11th. we're going to discuss energy performance contracting, financing, owners rep services. the invitee list is going to be local government, state agencies, governor's office, some legislators, the ESCOS who are qualified under our contract. we're looking at 125 people or so.

David St.Jean -DGS-: And we're working on invitation lists now and we'd love to invite everyone on the call, the entire council and all everyone in involved, and we may end up sending those invitations out, but we need to invite our prime audience first. So, we'll figure that out within the next month. and...

Ben Roush: So you said March 11th

David St.Jean -DGS-: then if we still have some spaces available, we'll invite the council at large. and our discussions have included so the idea would be I think we're starting at 9 in the morning.

David St.Jean -DGS-: going for an hour and a half or something on EPC's then having a break refreshments and then a voluntary session for anyone interested in ...

David St.Jean -DGS-: if you would like to volunteer otherwise we can do it is to run through the new high performance green building program just 30 minutes on Right.

Ben Roush: Yeah, let's talk in our next planning meeting about whom,...

Ben Roush: but I'll put a hold on it and when you've got that group together, somebody needs to talk to that. yes, that's a golden opportunity. Don't tell them that it's voluntary. no, it's great and...



Ben Roush: and there have been enough changes and enough agency questions that it'd be good to get that information out there to a larger agency group.

David St.Jean -DGS-: I think also those...

David St.Jean -DGS-: who you are inviting who could potentially be interested in an EPC are the same folks who are subject to the program. So it is a good audience.

Ben Roush: Anybody else for the greater Announcements and updates. simple enough. look for an email on the FAQ and again, please do email all if you see something that is a urgent impacts to council style bill. that is actionable. I put the link it's a ways up now for the NC tracking. click it now because the whole thing goes away when we close the meeting.

Ben Roush: If you want to join and they send out a tracker every week even if you don't go to the meeting still actionable useful spreadsheet. all right think that's good.

David St.Jean -DGS-: just thank you.

Ben Roush: Thank you everybody and we will see you next month.

David St.Jean -DGS-: right. Bye-bye.

David Koenigsburg -DBM-: Thank you everyone.

Paul Clary: Take care.

Meeting ended after 00:55:29 🖐️

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