



Meeting Agenda

MEETING PURPOSE	Monthly Maryland Green Building Council Meeting					
MEETING DATE	May 21, 2026					
MEETING TIME	10:30 to noon					
VIRTUAL MEETING	Maryland Green Building Council Virtual Meeting Thursday, May 21 · 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	2026-4					
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)	O	Stephanie Tuckfield (DNR)	O	Hannah Debelius (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)	O	
Ryan Schwabenbauer (5/31/2026) (seat 4)	P	Alex Donahue (IAC)	P	Rebecca Price (MEA) Megan Lackay	P	
Marisa Britton (5/31/2025) (seat 5)	P	David Koenigsburg (DBM)	P	Mischelle Vanreusel (DLR)	O	
Michael Daly (5/31/2026) (seat 6)	O					
YAY						
NAY						
ABSTAIN						

	Agenda Item	Discussion	Time
1	Call to Order	Greetings - All attendees please sign in using the chat box.	10:32
2	Meeting Record	Motion: approve prior Meeting Record Discussion: Adjustments? Vote: Approval or Table	10:34
4	Old Business	<ul style="list-style-type: none"> Open discussion 	
5	Ongoing Business	<ul style="list-style-type: none"> Legislative Session reflections 	10:40
6	New Business	<ul style="list-style-type: none"> Volunteers for HPGBP review (goal: November + ADA compliance) In person GBC meeting: Thursday, July 16 at 100 Community place 	10:43



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		o Topic ideas? Suggestion: central plants	
7	Announcements and Updates (Members)	Good and welfare	11:00
8	Adjourn until Next Meeting		11:03
9	Adjourn		

Notes

- **Meeting Minutes approved with 8 yay votes**
- No old business
- Legislative Session Reflections
 - RELIEF Act
 - Ability for DGS Secretary to request waiver of convenience clause for PPAs (David St. Jean)
 - Opportunity for PSC to review net metering and solar payments - will impact future projects - may be program impacting once new rules are in place
 - MEA sorting through this now
 - Will be looking to DGS for example
 - Reminder that private citizens can speak at PSC
 - HB870 - diluted to singular line in RELIEF as reporting requirement
 - DGS looking at legislation for 2027 - initial synopsis due by June 30
 - **Any ideas, please ping Hannah, David, and Ben by the end of May**
 - the BPW Advisory adopted in Feb. (instead of SB 116) requires climate and sustainability info on proposed contract approvals and takes effect July 1, 2026. <https://bpw.maryland.gov/Pages/adv-2026-1.aspx>
- New Business
 - Update of program for November
 - Fix typos, clarity around central plants and third party verification vs LEED certification
 - ADA compliance
 - Send feedback, updates, and typos to Ben and Hannah
 - Don't anticipate other substantial updates
 - **Looking for subcommittee: please email Ben and Hannah if interested**
 - **In person meeting 100 Community Pl, Crownsville, MD 21032, USA**
 - Topic theme: central plants in HPGBP
 - Hammer out language for update on clarity
 - Involve all agencies with central plants - DGS to reach out with invitations
 - Department of Health
 - DGS



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- Corrections
- MAA BWI CUP
- UMD
- Community Colleges
- Green Purchasing Designees
- Future meeting ideas: none
- Good of Order:
 - GBC got a nod from Baltimore City about bird friendly guidelines

Attendance:

From chat:

- David St.Jean -DGS-
- David Koenigsburg -DBM-
- Rebecca Price -MEA-
- Adam VanGorder - DGS
- Scott Moore- OAG-DGS
- Louisa Rettew, Baltimore County Government
- Ryan Schwabenbauer SJP
- Mark Beck, USM
- Maria Prawirodihardjo -MSDE-
- Melissa Wilfong IAC
- Kara Strong, Sustainable Design Consulting, LLC
- Alex Donahue, IAC
- Victoria Nellis, DGS
- John Woolums -DGS-
- marisa britton - sustainable building partners

Transcript

Attendees

Aaron Fisher, Adam VanGorder -DGS-, Alex Donahue -IAC-, Ashley Vanstone -MDE-, Barry Glassman, Ben Roush, David Hollens, David Koenigsburg -DBM-, David St.Jean -DGS-, Hannah Debelius -DGS-, John Woolums -DGS-, Louisa Rettew, Maria Prawirodihardjo -MSDE-, Marisa Britton, Mark Beck, Melissa Wilfong -IAC-, Rebecca Price -MEA-, Ryan Schwabenbauer, Scott Moore -DGS-, Sustainable Design Consulting, Victoria Nellis -DGS-



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Transcript

Hannah Debelius -DGS-: Great. I would, but I don't know if you want to kick things off with hello, but I would like to just go through the couple of folks I can't keep up with on this list just to see if we do have meeting minutes.

Ben Roush: I don't have a formal hello everybody. It's going to be a great one. I hope this is a relatively straightforward short meeting. We do have a little planning. We are going to meet in person in July. we'll talk about the logistics a little more later on.

Ben Roush:

Hannah Debelius -DGS-: And as David and David both David's already dropped in the chat as an example, regardless of whether you're on the council or not, could drop in your name and affiliation into the chat, that would be wonderful.

Hannah Debelius -DGS-: Then while folks are doing that, I will just go down the list here. I know Paul you said will be with us today. Ben, you're present. Ryan, I saw Marissa, are you on the line today? All right. Michael Daly. Stephanie Tuckfield Stone, Mark Beck,...

Mark Beck: I'm here.

Alex Donahue -IAC-: present.

Hannah Debelius -DGS-: thanks for thanks It was nice to get us on another line there.

Hannah Debelius -DGS-: Alex.

Mark Beck: Let's have somebody speak.

Hannah Debelius -DGS-: Yeah, Alex Donahue. And of course I saw David Kreninsburg. I am here. Bill will not be able to make it today. Eddie, are you on the line? And Becky, I saw you in the chat. Thank you. Michelle Van Rousul. All right. And Ben,...

Hannah Debelius -DGS-: that puts us at seven. So, we do not have quorum. So, we won't do the meeting minutes vote today.

Ben Roush: Yep. Perfect.

Ben Roush: And that's fine. And there was nothing else we were planning on voting on today. So, we're great to move forward. all right. we aren't going to do the motion. Should we scroll down a little on the meeting? There you go. so, old business, I don't have a lot to catch up on. Does anybody else have any questions on things we've done previously? No. Hearing none. moving on to the legislative recap.

Ben Roush: We thought we were going to get a bullet on something that we already comply with in the program, but that one piece of legislation we were tracking didn't pass in the format we thought. Does anybody else have any impacting legislation that you're dealing with particularly as it pertains to the high performance green building program but also more generally is discussion because it's good inter agency sharing and if anyone's talking where you're muted.



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David St.Jean -DGS-: Were you asking?

David St.Jean -DGS-: Sorry, Ben. Were you asking for updates on legislation?

Ben Roush: Yeah. Yeah.

Ben Roush: Yeah. Just a closeout legislative recap is done. the session is done. Did you end up with anything you need to address? there's often by October this agency shall do. we didn't end up with any that we know of that are program council impacting this year.

David St.Jean -DGS-: the relief act although it didn't I guess directly impact the council it does now provide DGS an opportunity to request a waiver from certain procurement requirements when purchasing renewable energy through a PPA power purchase agreement which we're excited about because

David St.Jean -DGS-: were negotiating with a large solar facility in western Maryland. So that for us was wonderful. It's one of the only good things that came out of this relief act in my opinion.

00:05:00

David St.Jean -DGS-: But yeah, so we're looking forward to moving forward with that contract here in the next month or so.

Ben Roush: All right.

Ben Roush: Anyone else? Okay. Yes.

David St.Jean -DGS-: Just for general edification there's the relief act provides an opportunity for the public service commission to take another look at net metering and what folks get paid for installing renewables particularly solar. So that's going to have some impact on future projects I'm sure.

Ben Roush: And that will be possibly program impacting something we can evaluate. I don't think we have any impact on what the rules are going to be, but once they're there, it may make sense to encourage more renewable energy in state funded buildings or...

Ben Roush: It's hard to say. and David, we'll be looking at DGS for how your structure works for power procurement because it's not the same as a privately owned building. So,

David St.Jean -DGS-: Yeah, it will not affect our utility scale purchases.

David St.Jean -DGS-: This is more like solar on site which we were planning on using a significant amount of I can say it's \$20 million from MEA this year and rolling that money into energy performance contracting by subsidizing solar. But now we can't really do anything until we know what the tariff's going to be for solar because that impacts the payback for the project.

David St.Jean -DGS-: So yeah, that definitely has an impact on what we're doing and we're just trying to sort through it, I guess, or MEA basically is trying to sort through it now.



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Ben Roush: Yep. this is a fine time to re remind folks particularly those of us who aren't agency related you can go public service commission they're open meetings you can go testify you need to do your disclaimer upfront that you are there speaking in your capacity as a private citizen not in your role as a council member.

Ben Roush: Anything else legislatively or shall we move on to new business? So, for ...

Hannah Debelius -DGS-: Ben, we have a hand raised for David Kerner.

Ben Roush: David. Yep.

David Koenigsburg -DBM-: Morning everyone. I was just looking back at some of the bills that we were discussing back in March and I know at the time we were talking about House Bill 870 and...

David Koenigsburg -DBM-: I'll send a link in the chat real quick. Mhm.

Ben Roush: You're going to make me cry.

Ben Roush: It was an interesting one. It had quite a let's say aggressive bill and it got watered down to counties in the city of Baltimore have to report to MEA when buildings over 35,000 square feet apply for a permit. basically so they know this building will be in the next cycle. and...

David Koenigsburg -DBM-: answered all my questions I had about that.

Ben Roush:

Ben Roush: it does nothing more than that. It's a reporting requirement. it had started as a all electric energy code basically to be BEPS compliant for buildings 35,000 ft and over. Yep. I said I like this is me speaking personally. I found that super disappointing, but it's what got done this year.

David St.Jean -DGS-: and Ben to put a ribbon around the legislation.

Ben Roush: Go ahead.

David St.Jean -DGS-: DGS are I think we have somebody from our legislative lays on the line but we have a deadline now for introducing new legislation for 2027. So, if the council had anything that they wanted us to look at or...

00:10:00

Ben Roush: When is the deadline? Okay.

David St.Jean -DGS-: introduce, now's the time to start talking about it, so that we can get it in before the deadline for next year.

David St.Jean -DGS-: I think is John on the line? John Williams. John, do you have a deadline for this?

John Woolums -DGS-: Yeah. ...



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John Woolums -DGS-: last year it was June 30th for the initial set of succinct kind of synopsis of the proposals and there was a template that legislative liaison were provided purpose rationale specific section of statute to be amended. So, you didn't have to have the draft bill, but the governor's legislative office wanted a pretty clear understanding of what the legislative proposal was. And so, we're gathering those within and across DGS. now

Ben Roush: We will not have Our next meeting will be in July. So, if anyone has ideas, even if it's after this meeting, ping Hana David and I for discussion.

Ben Roush: And I'm not sure we can do it as the council without doing a vote, but interested if anybody has ideas that we should be pursuing or...

David St.Jean -DGS-: We certainly have introduced Yeah,...

Ben Roush: suggesting Yeah.

David St.Jean -DGS-: our office has certainly introduced legislation in the past that was not recommended by the council. So, if anyone just has an idea that they think would be useful, we will consider it and decide whether or not it's beneficial for the state and for DGS. And if that's the case, we could potentially move it forward as a request.

Ben Roush: And let's say by the end of May for those requests, so there's time to work on David, the way you phrased that, it made it sound like, the council would be against it.

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

Ben Roush: It's just you have lots of legislation that you do without anything impacting the council legislative recommendations. Anything else legislatively? Thank you, David. That was a good one. All right. So, moving on to new business. Hannah and I did let's say some goal setting for the year. We would like to do another round of the program in November and it is primarily fixing typos because it's been great. Now that the most recent program is live and it's impacting some buildings it began in April. we've been getting a bunch of questions about What does that mean? what was the intent?

Ben Roush: And as we go back, we've also gotten a couple of typos pointed out. So, I would like to clarify the requirements for central plant because we gave them the go ahead to use this April implementation date. but there's been confusion. We've gotten questions from several major operators about what exactly that means or how to interpret that. And then at a presentation recently for a Baltimore on the program, I got some great questions about third party and if you are doing lead certification, do you still also need a third party? So there's some clarifying language there. So I've been keeping notes in a program.

Ben Roush: I would also like some other proof readers with me so it's not just what Ben thinks basically a subcommittee again and we'll meet if I'm guessing two or three times if you're interested in joining that and that includes open public we're going to vote on it as a council when we have all the corrections in but they'll be open to public meetings and public suggestions. So if you are interested, email myself and Hannah and we will set up meetings for those. And then Hannah, do you want to talk about ADA compliance?



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Hannah Debelius -DGS-: Yeah, that's what I was about to say. So, for those that aren't aware, everything that is on a government website at any phase of government, must be ADA compliant. There was actually an initial deadline for that that was last month, but the federal government pushed the deadline to be this coming April.

00:15:00

Hannah Debelius -DGS-: So that said, this revision in November is the perfect opportunity for us to also update it to be compliant. so in particular, if anyone has experience in that, that would also be helpful to us to have on the subcommittee, but if not, we'll be backing that up.

Ben Roush: And it's a great deal of formatting so that mate autom ated readers can read the tables will be a problem.

Hannah Debelius -DGS-: Yeah, it's basic basically images,...

Ben Roush: It's Yeah.

Hannah Debelius -DGS-: tables and then the formatting around headings so that readers can go through and read it in a way that someone can comprehend. and this is a really complex document where we do pull over language and...

Ben Roush: All right.

Hannah Debelius -DGS-: in some cases formatting directly from other sources since this is a combination of these three pathways. So, it'll be a lift here, but of course it'll also just be beneficial for wider dispersement of this.

Ben Roush: as folks find papos or as you hear questions and clarity, I do want those to come back to me and Hannah, so that we can keep a running log, keep notes and address it in this version. I don't anticipate any other substantial changes like we said, we didn't get anything we have to address legislatively. so I'm anticipating a great deal of formatting change and some language clarification, but open for suggestion. If you'd like to join us in that, send us an email. Hannah, can you put our emails in the chat? I'm sorry to ask you to do that.

Hannah Debelius -DGS-: I'm happy to

Ben Roush: I am driving. Perfect. all right. Should we move on? I think any questions on that before we move on? Perfect. we are going to meet next in July and it's at community place. that is going to be an person meeting only. It is still open to the public and I promised I would bring homemade ice cream as an enticement. So we hope we see you there. and by then hopefully it's not hot and then cold again and then hot and then cold again. I will take flavor requests offline, Becky. feel free to email me.

Ben Roush: I've been working on peanut butter because I keep ending up with texture like I'm working my way to non-gritty ice cream. Ryan Yes.



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Ryan Schwabenbauer: I just wanted to make a comment that I love ice cream and I appreciate your thoughts on that. But probably more seriously, I was wondering is there a date for that meeting and maybe I don't see on my calendar ...

Ben Roush:

Ben Roush: Thursday, July 16th. It should be our standard 10:30 Green Building Council slot. It should be on your calendar and if it's not, we need to address that.

Ryan Schwabenbauer: I missed it. I see it out there. All right. Thank you.

Ben Roush: Okay, I hope all council members and then of course it's on the website for anyone from the public who wishes to join. other new questions first. did I hear David? Yep.

David St.Jean -DGS-: Yeah, it was me. Sorry. Hannah, did anyone in our office send over a request to reserve that room?

Victoria Nellis -DGS-: It's reserved.

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

Hannah Debelius -DGS-: Yep, it's reserved.

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

Hannah Debelius -DGS-: We're good to go. And having been there recently, I will also say that it has EV charging and...

Hannah Debelius -DGS-: it works.

Ben Roush: and it's actually powered.

Ben Roush: All right. Questions on that?

David Koenigsburg -DBM-: I just to quickly confirm in-person meeting only. I know there was previous discussion of maybe having a virtual component but that was not the case. Okay.

Ben Roush: Correct. Yeah,...

Ryan Schwabenbauer: Peace.

Ben Roush: it turns out we'd have to set everyone else up on a laptop at the front of the room. It we will do a transcription. We will do meeting minutes. If you are not able to attend, that is perfectly fine. we will keep a record. All right. Should we scroll down? Do we have any other Does anybody want to discuss anything else? yeah, For the July meeting. Good. It just is on the next page down. I had suggested that we ask central plant operators to join us.



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00:20:00

Ben Roush: I'm particularly interested in DGS and University of Maryland and community colleges. they're the most middle of central plants. it'll let us discuss the language as it is now and get clear on it. I would love to use this July meeting to get clarity, make sure everyone understands what the intent was and hammer out what the language might be that we put in in November to make it clear. That would involve all of the agencies with folks with central plants doing a reach out and an invite.

Ben Roush: Can you all commit to doing that or should we seek to do that in let's see our next meeting after this would be September. The DWI staff. I don't have a contact for that. I don't know who will, but they certainly have large central plants.

David St.Jean -DGS-: Central plants and...

David St.Jean -DGS-: state agencies primarily corrections, but also Department of Health, DGS, of course. I can't really think of any. I'm sure I'm missing one or two, but those are the main ones.

Ben Roush: Yeah. Yeah.

Ben Roush: University of Maryland.

David St.Jean -DGS-: Yeah. Yeah. So only Baltimore City Community College sits under DJs.

Ben Roush: Yeah, of course. And then who do community colleges sit under because they're regulated by the program, but I don't know what agency they sit under.

David St.Jean -DGS-: All the rest of them I guess I don't know correctly.

Mark Beck: There's a Maryland Association of Community Colleges.

David Koenigsburg -DBM-: All right.

Ben Roush: I don't know either. I think they're their own. I actually spoke with all of their system operators two years ago about the coming beeps regulation.

David Koenigsburg -DBM-: To chime regarding community colleges.

Ben Roush: The room was real quiet. I'll say it that way.

David Koenigsburg -DBM-: they receive state funding through a capital grand loans program administered by the Maryland Higher Education Commission and they have bimonthly facilities planners council and...

David Koenigsburg -DBM-: I'm one of the analysts responsible for the community college portfolio so I can certainly reach out to them with any questions or aspects that you'd want the facility planners council to be made aware of.

Ben Roush: Yeah, I was largely an invitation.



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Ben Roush: We're going to discuss the language that regulates central plants. Would you like to be in the room? And it's a public meeting, so anyone can be in the room. Alex.

Alex Donahue -IAC-: Yeah, thanks,...

Alex Donahue -IAC-: Ben. I would just say I would recommend inviting Craig Curtis from DGS's architect team because they review community college projects and might have some interest or insights there.

Ben Roush: Thank you. So again this is a proposal that we use this July meeting while we're all sitting in person to get deep into the language and the clarity and what is required how you can work within your existing capacity but essentially build new fossil fuel capacity.

Ben Roush: might take a turn into technology and what's out there now. which I can speak to.

Ben Roush: Is there anything?

Hannah Debelius -DGS-: Just in regards to that,...

Ben Roush: Go ahead.

Hannah Debelius -DGS-: Since we are doing additional invitations and since it's physical will be room capacity, I think it'll be still open to anyone, but we'll likely have to do an RSVP list through Eventbrite or...

Hannah Debelius -DGS-: something just so that we have an idea there. it probably depend Yeah,...

Ben Roush: Yeah. Yes.

Ben Roush: I recall that room sits about 30 people. if you move the tables.

Hannah Debelius -DGS-: I think the capacity is maybe even closer to I won't say I'll follow up but I think you can fit a lot of people in there depending on the room setup but either way we'll want to and...

00:25:00

Ben Roush: Yep.

Hannah Debelius -DGS-: and for all of your ice cream of course RCP so keep an eye pee folks inboxes for that I'll think of a good way to do

Ben Roush: And if anybody else I mean by all means please be forwarding this. We want to like these these are going to be rules moving forward right now. The central plants language really has confused people. I've gotten more questions on that paragraph than any other section in the new version of the program. Other possible topics for future meetings. Does anybody have other things we should be discussing?

Ben Roush: All And if you think of it later, if you wake up at 2 a.m. and think of it, by all means, email. All right. Any other new business?

Hannah Debelius -DGS-: Actually,...



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Ben Roush: Anyone? Sorry. Go ahead.

Hannah Debelius -DGS-: this is not new business, but actually I will say that some folks have joined us and...

Hannah Debelius -DGS-: we do now have quorum if we want to go ahead and just vote on the meeting minutes. great.

Ben Roush: Let's do it.

Ben Roush: Yes. ...

Hannah Debelius -DGS-: And actually Vicki already dropped the minutes in there in case you don't have it.

Hannah Debelius -DGS-: Just

Ben Roush: and would anyone like to make a motion to You have to actually say it.

Ryan Schwabenbauer: I'll make a motion.

Ryan Schwabenbauer: I'll make a motion to approve those minutes.

Ben Roush:

Ben Roush: And may I have a second? All right,...

David Koenigsburg -DBM-: One second.

Ben Roush: let's do this. A show of hands. if you will raise your hand, we will all do it together. It'll be great. sorry, you have to in Google raise your hand, not on your screen, just to be clear. And then Hannah or Vicki, are you recording this? grand. Good enough.

Victoria Nellis -DGS-: You have

Ben Roush: That's more than half. All right.

Hannah Debelius -DGS-: Thank you.

Ben Roush: Meeting minutes are approved and everyone can lower your hands so we don't get confused. maybe. Great. I can't lower my hand. All right. We're going to leave that alone. any other new business we should discuss? Anybody have anything? And then we're going to move on for the good of the chapter just in a agency if there's anything we should share. Okay, Grant. Let's move on to any inter agency sharing.

Ben Roush: David, you kind of already shared something that is going to be multi- agency impacting. the council got a nod in the Baltimore Sustainability Commission last night, which I'm also a member of about or DGS got a nod for your bird safe provisions and got linked and everything. and then I linked it to the program as because Baltimore City is considering something similar, which is grand. they're considering



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David St.Jean -DGS-: That's good to hear. I don't know that we've actually built any buildings yet that are follow that bird safe rule because I think just the timing of it, when projects were in design, etc. But they will be upcoming at some point.

00:30:00

Ben Roush: So it will come in any other bit of the chapter. All right. Simply done. Sorry, I'm working on counting to 10 before I move on to the next thing.

Alex Donahue -IAC-: So moved.

Ben Roush: Someone like to make a motion to adjurnn? All right, Alex. may I have a second?

Ryan Schwabenbauer: I'll second.

Ben Roush: Thank you.

Ben Roush: And then does anybody object or All right. Thank you. And again, next meeting it should already be on all council members calendars for anyone else from the public who wants to attend. That information will be in these meeting minutes posted to the website and in the agenda. and we will go from there.

David St.Jean -DGS-: Thank you.

Ben Roush: Did I say June instead of July? I'm sorry.

Hannah Debelius -DGS-: You said it correctly. We just didn't mention June. So, the next one is in July.

Ben Roush: Okay, Correct. We are not meeting in June.

Hannah Debelius -DGS-: Just clarify.

Ben Roush: Okay, you worried me that I said it wrong. I easily do those. Perfect. Okay, thank you everybody and have a great hopefully not too rainy Thursday.

David St.Jean -DGS-: All right.

David Hollens: Thank you.

Meeting ended after 00:32:24 🙌

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