Breakout Session on High Performance BUILDINGS

**Vision & Long-Term Goals:**

<table>
<thead>
<tr>
<th>New Buildings</th>
<th>Retrofits</th>
<th>Reduce use of natural gas</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Net Zero Building Construction</td>
<td>- Weatherize &amp; improve HVAC in single family, multi family, business</td>
<td>- Beneficial electrification of buildings</td>
</tr>
<tr>
<td>- Solar ready and EV ready building construction</td>
<td></td>
<td>- Benefit from time of use rates for electricity</td>
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<tr>
<td></td>
<td></td>
<td>- Possibility of 1/3 hydrogen in natural gas supply (generated off peak @ Nuclear plants)</td>
</tr>
</tbody>
</table>

**Action Benefits:**

- GHG Emissions Reduction – climate stability
- Energy & cost savings for building owners & tenants
- Climate Resilience, Increased comfort
- Economic Development

**High Impact Actions**

**Existing buildings - Energy Efficiency Improvements – city, commercial, multi-family**

### Action #1

*Adopt an Energy Benchmarking ordinance* (See page #5)

<table>
<thead>
<tr>
<th>Examples: B3 (Cities) &amp; Commercial/Multifamily</th>
<th>Discussion Notes: Questions, Challenges, Needs</th>
<th>Next Steps: Interested Cities &amp; Leaders</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Purpose:</strong> Owners know building energy score &amp; invest in efficiency</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Cities Working on it:</strong> Mpls, Edina, SLP</td>
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<tr>
<td><strong>Resources:</strong> Hennepin Co. Energy Benchmarking Collaborative (with CEE)</td>
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</table>

### Action #2

*Commercial and Multifamily Engagement Campaigns* (See page #5)

<table>
<thead>
<tr>
<th>Examples: PACE Cost share grants Energy Assessments</th>
<th>Discussion Notes: Questions, Challenges, Needs</th>
<th>Next Steps: Interested Cities &amp; Leaders</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cities Working on it:</strong> Mpls, Edina, SLP, Bloom</td>
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<td></td>
</tr>
<tr>
<td><strong>Resources:</strong> CEE, Mpls</td>
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</tbody>
</table>
### New Construction for Net Zero Buildings – City Owned, Commercial, Multi-Family, Single Family

**Action #3**

*Adopt a Sustainable Building Policy (covering projects your city is investing in)* (See page #6)

<table>
<thead>
<tr>
<th>Examples:</th>
<th>Discussion Notes: Questions, Challenges, Needs</th>
<th>Next Steps: Interested Cities &amp; Leaders</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Paul’s Policy (10 yrs)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MPLS policy (in 2020)</td>
<td></td>
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</tr>
</tbody>
</table>

**Cities Working on it:**
St. Paul, Minneapolis

**Resources:** St. Paul, Mpls, CSBR

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**Action #4**

*Educating Developers on Design Assistance, PACE for new construction, Example Projects (p.6)*

<table>
<thead>
<tr>
<th>Purpose: Impact current developments</th>
<th>Discussion Notes: Questions, Challenges, Needs</th>
<th>Next Steps: Interested Cities &amp; Leaders</th>
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</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

**Cities Working on it:**
Edina, Minneapolis

**Resources:** CSBR, St. Paul Port Authority

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**Action #5**

*Support Legislation &/or State Policy Improvements to require better energy performance (p.8)*

<table>
<thead>
<tr>
<th>Examples:</th>
<th>Discussion Notes: Questions, Challenges, Needs</th>
<th>Next Steps: Interested Cities &amp; Leaders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legislation - Optional High Performance Building Standard – Cities Can Adopt</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Update Statewide Building Code sooner</td>
<td></td>
<td></td>
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</tbody>
</table>

**Purpose:** Improve new building construction

**Cities Working on it:**
Mpls, St. Paul, Edina, SLP, Bloomington

**Resources:** SLP, Mpls, Edina, CEE, Fresh Energy

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Community Wide Energy Retrofits with existing homes, apartments & businesses

**Action #6**
Add required Energy evaluation in Truth in Sale of Housing (& Renting) Inspections (page #9)

<table>
<thead>
<tr>
<th>Examples: Minneapolis Policy gives prioritized list of actions to take Zero interest home weatherization loans HES contractor bids</th>
<th>Discussion Notes: Questions, Challenges, Needs</th>
<th>Next Steps: Interested Cities &amp; Leaders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose: Support sellers &amp; buyers to invest in energy improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cities Working on it: MPLS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resources: CEE, MPLS</td>
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</tbody>
</table>

**Action #7**
Comment at the MN PUC to Improve Utility Conservation Improvement Programs (CIP) p.9

<table>
<thead>
<tr>
<th>Examples: Multifamily EE program Inclusive Financing</th>
<th>Discussion Notes: Questions, Challenges, Needs</th>
<th>Next Steps: Interested Cities &amp; Leaders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose: Increase equity and impacts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cities Working on it: Minneapolis</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resources: CEE, MN CUB</td>
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</tbody>
</table>

**Success Measures**

<table>
<thead>
<tr>
<th>Success Indicators</th>
<th>Past Paradigm</th>
<th>New Paradigm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Met Council (June 2020)</td>
<td>- Low Cost Building Construction</td>
<td>- Net Zero Building Construction</td>
</tr>
<tr>
<td>- City wide natural gas use</td>
<td>- Split incentive between builder and building operator</td>
<td>- Solar &amp; EV ready</td>
</tr>
<tr>
<td>- Number of new net zero buildings</td>
<td></td>
<td>- MN SB 2030 standards</td>
</tr>
<tr>
<td>- Weatherization - # of homes, apartments, businesses</td>
<td></td>
<td>- Construction with better building envelope &amp; HVAC – via rebates, PACE, etc.</td>
</tr>
<tr>
<td>- Reducing number of energy burdened households</td>
<td></td>
<td>- Lower energy costs for tenants, building users</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- District Heating/Cooling</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Electrification of buildings</td>
</tr>
</tbody>
</table>
Equity – What are our opportunities & risks? How do we address them?

Next Steps

Possible Ways Our Cities Could Work Together

<table>
<thead>
<tr>
<th>Ways Hennepin County &amp; Met Council can help cities</th>
<th>Ways State Agencies &amp; NGOs can help cities</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Policy Changes that would help cities</td>
<td>Ways cities can collaborate toward their energy supply goals?</td>
</tr>
</tbody>
</table>

Who’s interested in meeting up again to further explore ways our cities can collaborate to make progress on this area?

Names/Cities:

Contacts  Breakout Session Co-Facilitators

Tim Sandry, Chair, Bloomington Sustainability Commission, 952-303-9760 tmsandry@gmail.com
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John Dunlop, Minneapolis, MRES, Engineer/ Energy Consultant (612) 590-5538 JDunlop@RESMinn.com
Sean Gosiewski, AforS/ RCCC 612 250-0389 sean@afors.org

Resilient Cities and Communities Coalition

Collaborating to achieve (and live) a resilient future www.afors.org/resilientcities

Sean Gosiewski,
Executive Director,
Alliance for Sustainability,
612-250-0389 sean@afors.org

Buildings Resources Jan 22 West Metro Cities Climate Action Conversation. www.afors.org/resilientcities p. 4
High Performance BUILDINGS Resources

Resource People
Leah Hiniker, Energy Manager, Hennepin County Facilities, 612-543-1219 leah.hiniker@hennepin.us
Ben Rabe, Fresh Energy 651 726 7574 rabe@fresh-energy.org
Megan Hoye - Center for Energy and Environment 612-244-241 mhoye@mncee.org
Richard Graves CSBR U of MN (651) 605-5450 rmgraves@umn.edu http://www.csbr.umn.edu/
Kurt Schultz, St. Paul, PED, Sustainable Building Policies 651 266-6590 kurt.schultz@ci.stpaul.mn.us
Brian Hoffman, St. Louis Park, Building and Energy Director:952.924.2584 bhoffman@stlouispark.org

Action #1  Adopt an Energy Benchmarking ordinance

Purpose: Inform building owners & managers of their building energy scores to motivate them to invest in energy efficiency.

Examples:
- **City Buildings** B3 Benchmarking [https://mn.b3benchmarking.com/](https://mn.b3benchmarking.com/)

Resources
**Hennepin Co. Efficient Buildings Collaborative** with Minneapolis, Edina, SLP (more cities can join!)
This collaborative provides cities with the platform and resources needed to make it easier to adopt and implement building benchmarking policies. GPI and Center for Energy and Environment (CEE) are partnering with Hennepin County to support a group of cities through the policy development and stakeholder engagement process. This program is available to cities statewide. [www.hennepin.us/your-government/projects-initiatives/efficient-buildings-collaborative](http://www.hennepin.us/your-government/projects-initiatives/efficient-buildings-collaborative)

- Leah Hiniker, Energy Manager, Hennepin County 612-543-1219 leah.hiniker@hennepin.us

Action #2 - Commercial and Multifamily Engagement Campaigns

Purpose: Support owners of larger commercial and multifamily properties to implement energy efficiency improvements

Examples
- **Partners in Energy** Lake Street Energy Challenge, Edina, Eden Prairie, St. Louis Park, Bloomington, Maplewood, St. Paul, Faribault, Northfield, [https://www.xcelenergy.com/working_with_us/municipalities/partners_in_energy](https://www.xcelenergy.com/working_with_us/municipalities/partners_in_energy)
- **Minneapolis Green Business Cost share grants** – Luke Hollenlamp 673-2349 luke.hollenkamp@minneapolismn.gov [www.minneapolismn.gov/environment/greencostshare](http://www.minneapolismn.gov/environment/greencostshare)
- **MinnPACE** financing for commercial energy improvements [https://www.minnpace.com](https://www.minnpace.com)
- **Energy Smart - helps businesses become more energy efficient.** [www.mnchamber.com/your-opportunity/energy-smart](http://www.mnchamber.com/your-opportunity/energy-smart)

Buildings Resources Jan 22 West Metro Cities Climate Action Conversation. [www.afors.org/resilientcities](http://www.afors.org/resilientcities) p. 5
New Construction for Net Zero Buildings – City Owned, Commercial, Multi-Family, Single Family

**Action #3 - Adopt a Sustainable Building Policy** (covering projects your city is investing in)

**Examples & Resources**

- **U of MN Center for Sustainable Building Research** [http://www.csbr.umn.edu/](http://www.csbr.umn.edu/)
- **City of Minneapolis – Sustainable Building Policy** is being developed in 2020 building upon St. Paul’s policy while adding specific requirements for:
  - City Buildings
  - Commercial
  - Multi-family – private and nonprofit
  - **Contact:** Luke Hollenkamp Sustainability Program Coordinator 673-2349 luke.hollenkamp@minneapolismn.gov [www.ci.minneapolis.mn.us/sustainability/index.htm](http://www.ci.minneapolis.mn.us/sustainability/index.htm)


- **Green Building Options Checklist** [www.minneapolismn.gov/mdr/greenbuilding/index.htm](http://www.minneapolismn.gov/mdr/greenbuilding/index.htm)

- **City of St. Paul – Sustainable Building Policies**
    - The City of Saint Paul and the Saint Paul Housing and Redevelopment Authority adopted [sustainable development policies](#) for public and privately developed buildings receiving more than $200,000 in public financing.
    - **Download the guidebook** on building sustainably.
    - Adopted sustainability policies for: **New municipal and HRA owned buildings Private Development receiving more than $200,000 in public financing**
    - **City staff are available to assist developers who are required to follow the policy and any other developers interested in building sustainably. For projects that are not required to comply with either of the above two policies, the Saint Paul PED/HRA Sustainability Initiative will apply.**

- **Action #4 - Educate & Engage Developers to build high performance new multifamily and commercial building using existing incentives**

**Examples/Resources**

- **St. Paul Port Authority** – energy efficient & Net Zero commercial building construction
  - **Monte Hillman** St Paul Port Authority (651) 204-6237 mmh@sppa.com
  - **Net Zero Prototype** [https://www.sppa.com/net-zero-prototype-unveiled](https://www.sppa.com/net-zero-prototype-unveiled)
  - **October 2019 Workshop Video** Understanding Net Zero in the Commercial Real Estate Sector [https://www.youtube.com/watch?v=GKbQymjzLb4&list=UU40XglUFrbElr3I-9kqvDQ&index=20](https://www.youtube.com/watch?v=GKbQymjzLb4&list=UU40XglUFrbElr3I-9kqvDQ&index=20)


**Buildings Resources** Jan 22 West Metro Cities Climate Action Conversation. [www.afors.org/resilientcities](http://www.afors.org/resilientcities) p. 6
Xcel – Energy Design Assistance (EDA) during project design, review of architectural plans - Maximize the saving opportunities in your construction designs by receiving free, comprehensive services to identify energy and cost-saving strategies for your new construction or major renovation projects.  

**City of Edina** - proactively working with developers on affordable housing – **Contact** Stephanie Hawkinson Affordable Housing Development Manager 952-833-9578  [shawkinson@edinamn.gov](mailto:shawkinson@edinamn.gov)  
[https://www.edinamn.gov/624/Affordable-Housing](https://www.edinamn.gov/624/Affordable-Housing)  
- City of Edina Updated Policy on New Multifamily Housing  

**Saint Paul Port Authority**  
[https://www.sppa.com/energy-financing/minpace](https://www.sppa.com/energy-financing/minpace)

**MinnPACE** - Now available for new construction projects to access 20% of the future value of the property up front to invest in improved HVAC and building envelope, to be paid off by the building owner over 10 years based on the energy savings. (based on bank approval) **Contact** Michael Linder at 651-204-6236 or [mjl@sppa.com](mailto:mjl@sppa.com)  
[https://www.minnpace.com](https://www.minnpace.com)
**Action #5 - Support Legislation &/or State Policy Improvements to require better energy performance**

**Purpose:** Improve new building construction

**Cities working on it:** SLP, MPLS, Edina, Eden Prairie, Bloomington, Rochester, etc.
- Kurt Schultz, St. Paul, PED, Sustainable Buildings 651 266-6590 kurt.schultz@ci.stpaul.mn.us
- Brian Hoffman, SLP, Building and Energy Director: 952.924.2584 bhoffman@stlouispark.org
- Stacy Miller, Energy Policy, City of Minneapolis 612 673-3110 stacy.miller@minneapolismn.gov

**Technical Resource People**
- Justin Fay Policy Director, Fresh Energy 651 294 7147 fay@fresh-energy.org
- Ben Rabe, Fresh Energy 651 726 7574 rabe@fresh-energy.org
- Megan Hoye - Center for Energy and Environment 612-244-241 mhoe@mncee.org
- Richard Graves CSBR U of MN (651) 605-5450 rmgraves@umn.edu http://www.csbr.umn.edu/

**Pathways to Advancing Energy Standards in New Commercial Buildings:**

**Option 1 - New Legislation - Optional Advanced Performance Building Standard MN Cities Can Adopt**
- https://www.pca.state.mn.us/sites/default/files/trd-fg15-01.pdf

**Option 2 - Update MN Statewide Building Energy Code sooner**
- https://www.energycodes.gov/adooption/states/minnesota

**Resources in development** We would like to learn about your city’s interest in joining our efforts to allow local jurisdictions to pursue a higher energy standard for commercial and multifamily buildings. Moreover, we would like to work with you to learn what would be helpful for promoting this effort internally. Please note that we will be distributing the items below to cities in the coming weeks.

- Sample resolution in support of allowing cities the option to adopt an advanced commercial and multifamily energy standard
- Key talking points to help explain our initiative to internal and external colleagues
- A conference call for city leadership and government affairs staff to offer an overview of the effort and provide an opportunity for feedback, coordination, and questions.

**Next Steps - State-Led Stakeholder Process** We think it is important for you to know that cities are not working alone on this effort. Governor Tim Walz has directed Commerce Commissioner Steve Kelley and Labor & Industry Commissioner Nancy Leppink to convene a broader stakeholder workgroup to discuss how to assist cities in their efforts to reduce emissions from new and renovated buildings. A voluntary advanced energy standard for buildings is central to their discussion. At the conclusion of their five-meeting process, a report will be drafted and presented to the Governor for consideration. Cities are represented in this process by Craig Johnson with the League of Minnesota Cities, Brian Hoffman (Saint Louis Park), and Kurt Schultz (Saint Paul). We will keep you posted on developments.

**Keeping in communication in 2020** - We will continue to communicate about this effort into the 2020 session as needed. Feel free to request that we add or remove names from this distribution list by replying to this email. Thank you for your interest in improving energy efficiency and resilience in commercial and multifamily buildings! Please feel free to contact anyone on the planning team with your thoughts or questions.

Stacy Miller on behalf of the Planning Team, Ellen Biales, Bloomington, Tara Brown, Edina, Kevin Bright, Rochester, Brian Hoffman, Saint Louis Park, Kurt Schultz, Saint Paul

**Buildings Resources** Jan 22 West Metro Cities Climate Action Conversation. www.afors.org/resilientcities p. 8
Community Wide Energy Retrofits with existing homes, apartments & businesses

Action #6 - Add required Energy evaluation in Truth in Sale of Housing (& Renting) Inspections

Purpose: Support sellers & buyers to invest in energy improvements

Example
City of Minneapolis Truth in Sale of Housing (TISH) Energy Disclosure Report Requirement
http://www.minneapolismn.gov/ccs/ccs_tish
Contact Luke Hollenlamp 673-2349 luke.hollenlamp@minneapolismn.gov
As of January 15, 2020, Truth in Housing evaluators have begun collecting additional information on the energy efficiency of a home. This data will be used to create an Energy Disclosure Report which is located at the end of the full Truth in Housing report. The goal of this new initiative, passed in ordinance by the City Council in February 2019, is to provide homeowners and prospective buyers with the general energy performance of a home. The report will also give recommendations on what could be done to improve the energy efficiency.

A **energy score of 0-100** will be generated from the following **4 key areas** looked at for the **energy disclosure report**: (1) **Attic Insulation**, (2) **Wall Insulation** (3) **Single Pane Windows without Storms** (4) **Heating System** Unlike the rest of the Truth in Housing report, there will be no required repairs related to the energy disclosure report.

Frequently Asked Questions

Minneapolis - Zero interest home weatherization loans (with MN CEE) with the interest rate brought down through funds provided by the clean energy franchise fee

City of Minneapolis 2018 Franchise Fee Increase for Climate and Energy Action
2.8 Million from the clean energy franchise fee annual revenues to maintain (not decrease) important climate programming including
- Green cost share grants for businesses
- Low cost home energy audits and
- Zero interest home weatherization loans
- Green work force development and an inclusive financing pilot project.

Minneapolis Utility Franchise Agreements
www.minneapolismn.gov/energyfranchise/index.htm

Home Energy Squad enhanced visits
www.mncee.org/solutions/homes/home-energy-squad-enhanced/
- Contact: Stacy Boots Camp. Residential Program Outreach & Recruitment Coordinator. 612-244-2429 sbootstrap.mncee.org
- CEE HES staff provide - qualified bids from approved contractors to do the work
  - Access to low cost financing from CEE

Action #7 - Comment at the MN PUC to Improve Utility Conservation Improvement Programs (CIP)
- Especially to improve multi-family residential programs and low income access.

Resources
https://www.mncee.org/policy/minnesota-energy-dockets/
- City of Minneapolis Stacy Miller, 612 673-3110 stacy.miller@minneapolismn.gov
- Center for Energy and Environment Mike Bull. Director of Policy (612) 335-5858 mbull@mncee.org
- MCEA Carolyn Berninger Energy Policy (651) 287-4878 cberninger@mncenter.org www.mncenter.org
- City of Minneapolis – Inclusive (On Bill) Financing Study
https://energytransition.umn.edu/projects/inclusive-finance-for-residential-efficiency/

Buildings Resources
Jan 22 West Metro Cities Climate Action Conversation. www.afors.org/resilientcities p. 9
5 High-Impact **Buildings Policy Options** for Low-Carbon Cities  
https://greenstep.pca.state.mn.us/page/ordinances

Please send your suggestions and additions to  
Phil Muessig, MPCA, MN Greenstep Cities Coordinator, 651-757-2594, Philipp.muessig@state.mn.us

**Building Policy Options**

- For existing buildings
  - **Use the State’s B3** public building benchmarking tool to target energy-efficiency improvements {1.1}
  - **Require commercial building energy benchmarking** (using Hennepin Co. registry) to incentivize energy-efficiency improvements averaging 1.7% per year {2.3}
  - **Require Truth-in-Housing** residential reporting to incentivize and better price more energy-efficient housing {2.3}
  - **Dedicate residential/commercial improvement** funding for energy efficiency and renewables {2.6}

- For new buildings
  - **Require the Sustainable Buildings 2030** state energy standard for city, and/or commercial/industrial, and/or residential properties that
    - receive city financial support, and/or
    - require city regulatory approval (planned unit developments, conditional use permits, rezonings, variances)

Options selected from a review of:

- **Best Practice Actions and City Action Reports** (MN GreenStep Cities program: 2019) at https://greenstep.pca.state.mn.us
- **Climate Solutions and Economic Opportunities** (MN Environmental Quality Board: 2017) at https://www.eqb.state.mn.us/content/climate-change

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**Buildings Resources** Jan 22 West Metro Cities Climate Action Conversation. www.afors.org/resilientcities p. 10
Efficient Buildings Collaborative

Hennepin County has developed a program that creates a standardized process for cities to adopt and implement building energy benchmarking and disclosure policies.

Energy benchmarking and disclosure policies require certain buildings to keep track of and report on their energy consumption. Buildings, especially large commercial or multi-tenant residential buildings, comprise 40% of gross regional energy use. Benchmarking energy consumption of such buildings therefore creates an opportunity to identify conservation opportunities and reduce a city’s energy consumption.

National statistics show that of the buildings that have benchmarked their energy use for 3-years save on average 7% in annual energy use. Over 50% of energy reduction opportunities are low to no-cost to the building owner. Awareness of building energy use is the first step.

The Energy Buildings Collaborative is available to all Minnesota cities. The peer network will occur from May 2019 through May 2020.

Benefits

- Save money on utilities by reducing energy and water use
- Reduce greenhouse gas emissions and preserve the environment
- Promote energy efficient buildings
- Streamline and standardize the energy benchmarking process
- Maximize local energy efficiency programs

Contacts

Facility Services
Leah Hiniker
Energy Manager
Office: 612-543-1219
leah.hiniker@hennepin.us
Background
Cities across the country have passed energy benchmarking and disclosure policies. Here in Hennepin County, the City of Minneapolis currently requires all large commercial buildings to benchmark energy and water consumption and report usage annually to the city’s property information page.

Through a competitive request for proposals, Overlay Consulting was chosen by Hennepin County to provide program implementation services to cities at an economical rate in a standardized process. This contract will allow cities to easily adopt an energy building benchmarking and disclosure policy, helping cities to eliminate the burden of developing their own program.

The Program
Hennepin County wants to create a standardized process for cities in the county to adopt an energy benchmarking and disclosure policy. The ordinance text itself will need to be adapted to the specific needs of a city, but there would be certain standardized features for all Hennepin County cities, including:

1. Disclosure deadlines;
2. Educational resource and helplines;
3. Energy data will be vetted through Overlay;
4. Energy data will be posted on the Hennepin County website.

**Figure 1. Energy disclosure policies in the United States**

**Figure 2. Outline of policy adoption process**