

#### Welcome to the CLU-IN Internet Seminar

Renewable Energy on Contaminated Land: Tools for Local Governments

Sponsored by: U.S. EPA, Office of Solid Waste and Emergency Response, Center for Program Analysis

Delivered: May 22, 2012, 2:00 PM - 3:30 PM, EDT (18:00-19:30 GMT)

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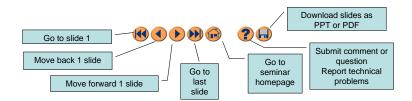
Moderator:

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Visit the Clean Up Information Network online at www.cluin.org

# Housekeeping

- Please mute your phone lines, Do NOT put this call on hold
- Q&A
- · Turn off any pop-up blockers
- Move through slides using # links on left or buttons



- This event is being recorded
- Archives accessed for free <a href="http://cluin.org/live/archive/">http://cluin.org/live/archive/</a>

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Although I'm sure that some of you have these rules memorized from previous CLU-IN events, let's run through them quickly for our new participants.

Please mute your phone lines during the seminar to minimize disruption and background noise. If you do not have a mute button, press \*6 to mute #6 to unmute your lines at anytime. Also, please do NOT put this call on hold as this may bring delightful, but unwanted background music over the lines and interupt the seminar.

You should note that throughout the seminar, we will ask for your feedback. You do not need to wait for Q&A breaks to ask questions or provide comments. To submit comments/questions and report technical problems, please use the ? Icon at the top of your screen. You can move forward/backward in the slides by using the single arrow buttons (left moves back 1 slide, right moves advances 1 slide). The double arrowed buttons will take you to 1<sup>st</sup> and last slides respectively. You may also advance to any slide using the numbered links that appear on the left side of your screen. The button with a house icon will take you back to main seminar page which displays our agenda, speaker information, links to the slides and additional resources. Lastly, the button with a computer disc can be used to download and save today's presentation materials.

With that, please move to slide 3.



## **Presentation Topics**



- What is RE-Powering America's Land Initiative?
- Why Focus on Renewable Energy Production on Contaminated Sites?
- RE-Powering Tools
- What's Next?



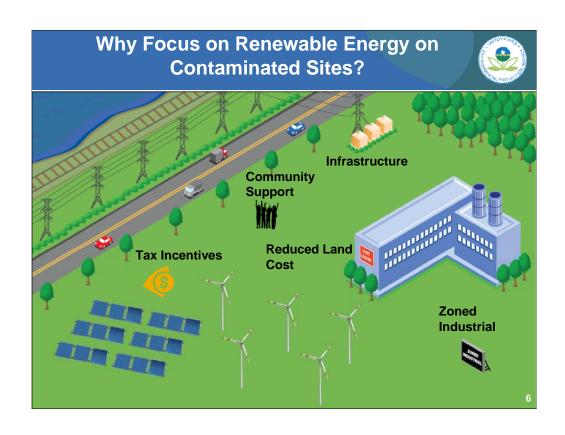
AND STATE CONTROL TO PRODUCE AND AND THE

#### What is RE-Powering America's Land Initiative?



Launched in 2008 to encourage renewable energy (RE) development on potentially contaminated land, mine sites, and landfills when aligned with the community's vision for the site.





#### **RE-Powering Tools**



- Google Earth Mapping
   Joint EPA-NREL venture produced interactive maps
   Technical Assistance EPA and NREL
- Success Stories and Case Studies
- Handbook on Siting Renewable Energy Projects
- Decision Trees to Screen Sites for Solar and Wind
- Quarterly webinar series
   First webinar held on 2/7/12 Decision Tree Training (over 250 attendees)

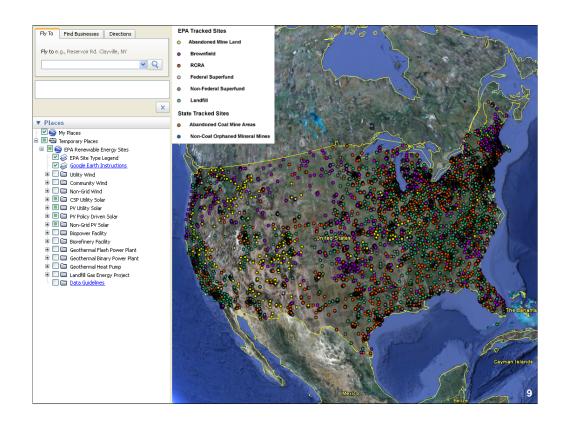


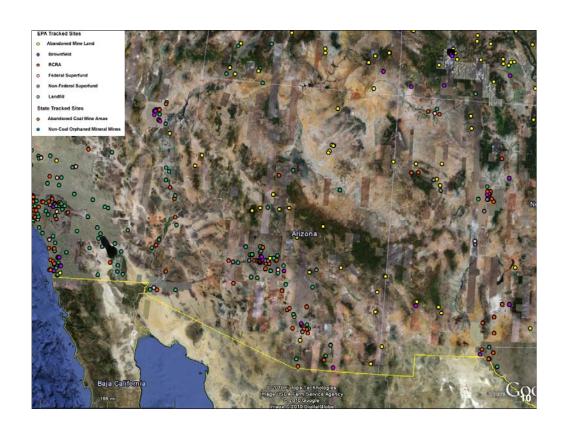
#### **Google Earth Mapping Tool**

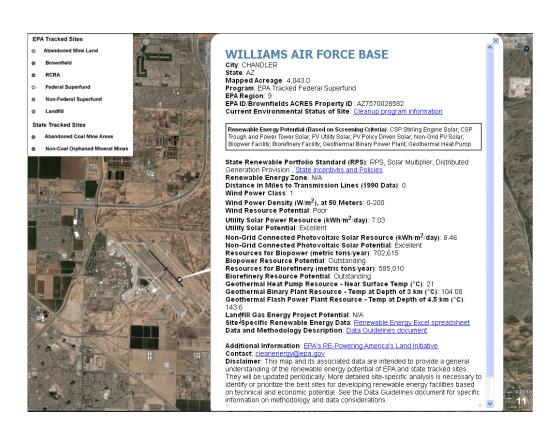


- Mapped EPA inventory of EPA tracked sites (over 15 million acres)
  Abandoned Mine Lands
  Brownfields Sites that received a Brownfields grant
  RCRA
  Superfund
  Landfills
- National Renewable Energy Laboratory (NREL) Data
   Wind, Solar, Biomass, and Geothermal Resources
- Wind, Solar, Biomass, and Geothermal Resol
   Infrastructure Data
   U.S. Highways
   U.S. National Transportation Atlas Railroads
   Transmission Lines









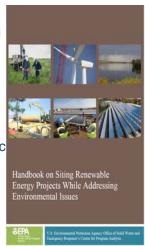
# EPA partnered with NREL to evaluate the feasibility of siting RE at contaminated sites 2009: 13 projects initiated Fasibility Study reports have been posted on our website March 2011: Request for applications States, tribes, regional governments, and communities were eligible to apply November 4, 2011: Announced 26 new projects 11 Brownfields, 5 Resource Conservation and Recovery Act (RCRA), and 10 Superfund sites



## Handbook on Siting RE Projects



- Objectives
  - Increase the awareness of opportunities for siting RE projects during all phases of cleanup
  - Provide key considerations for integrating RE into the Superfund, RCRA, and Brownfields cleanup processes.
- The following tools are included:
  - Checklists with step by step milestones for eac stage in cleanup processes that can help coordinate and integrate RE development
  - Maps of potentially contaminated sites with RE potential
  - Solar and wind decision trees





#### **Solar and Wind Decision Trees**



Goal Enable state and local governments to evaluate potentially contaminated or underutilized sites for renewable energy potential

**Approach** Collaborate between EPA and NREL to create new tools to guide stakeholders through the process of screening sites for their suitability for future redevelopment with solar photovoltaic (PV) or wind energy

#### **Needs and Objectives**

- ■Fills a knowledge gap
- ■Encourages a leadership role for local governments
- Provides a straightforward, step-by-step screening process short of a detailed site-specific assessment
  - Aim is to identify good candidate sites for renewable energy based on technical and economic feasibility criteria



## **Stakeholders & Targeted Sites**



**Key Stakeholders** 

#### State & Local Governments

To help states and municipalities screen and prioritize existing sites for their suitability for solar PV installation

#### Renewable Energy Developers

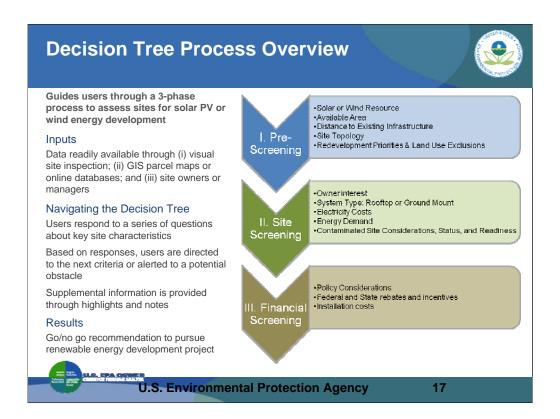
To introduce considerations unique to redevelopment of potentially contaminated sites and provide common framework for interactions with state and local governments during project development phase

#### Clean-up Project Managers

To aid clean-up PMs to screen their potentially contaminated sites for PV development potential







#### **High-Level Phases**

#### **Pre-Screening**

Addresses data readily available through GIS parcel maps and online databases, as well as information that can be easily obtained through visual inspection

#### Site Screening

Addresses data that generally requires collecting information from property owners or site managers. May also require site-level investigation, potentially using specialized tools or equipment.

#### **Financial Screening**

Addresses economic, policy, and incentive factors that further influence payback.

## **Next Steps for RE-Powering**



- Expand the toolbox of resources for use by EPA staff,
  - other federal agencies, states, local governments, and stakeholders
    - · Solar on landfills guidance
    - Case studies tied to barriers
- Clarify Liability Protections
- Add state-tracked sites to Google Earth







## **SunShot and Local Solar**

Renewable Energy on Contaminated Land:
Tools for Local Governments

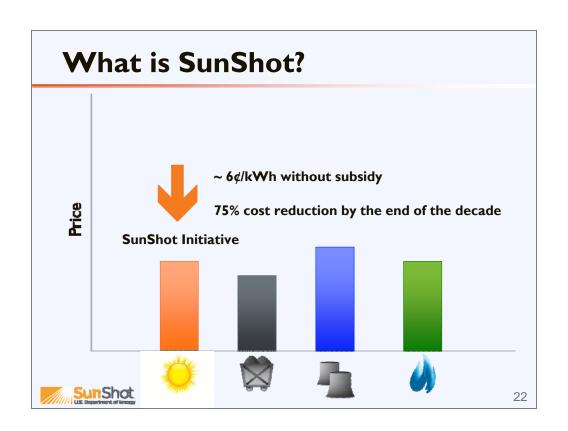


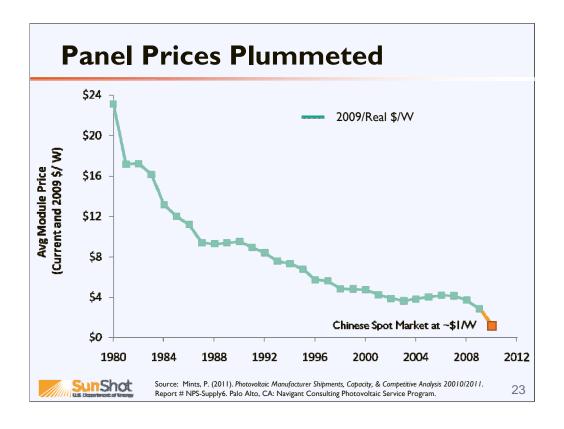


## **Presentation Agenda**

- The SunShot Initiative
- SunShot & Local Solar
- Why Solar on Contaminated Sites?
- Solar Powering Your Community Guide
- Where to Find Out More







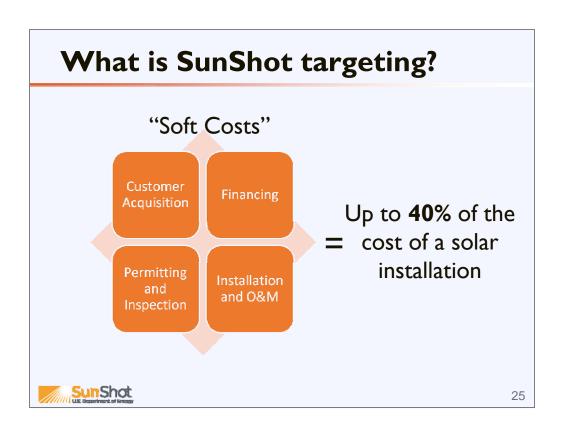
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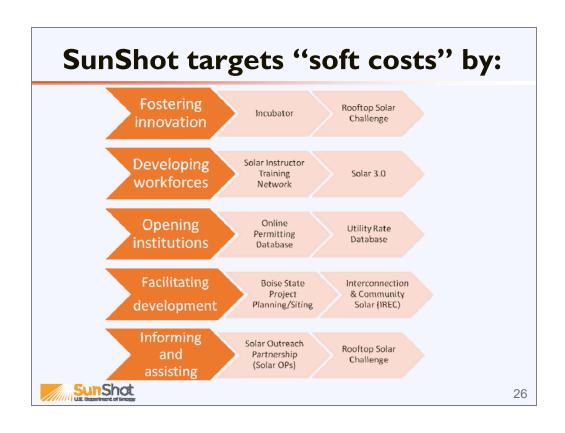
"Even if you paid nothing for the hardware, you'd still pay thousands of dollars to install a residential solar power system."

- Secretary Chu











## Solar Outreach Partnership (SolarOPs)

Solar OPs helps local governments take a comprehensive approach to solar energy deployment by:

•Conducting outreach and sharing best practices for increasing solar energy use with thousands of local conducting outreach and sharing best practices for increasing solar energy use with thousands of local conducting outreach and sharing best practices for increasing solar energy use with thousands of local conducting outreach and sharing best practices for increasing solar energy use with thousands of local conducting outreach and sharing best practices for increasing solar energy use with thousands of local conducting outreach and sharing best practices for increasing solar energy use with thousands of local conducting outreach and sharing best practices for increasing solar energy uses with thousands of local conducting outreach and sharing best practices for increasing solar energy uses with thousands of local conducting outreach and sharing best practices for increasing solar energy uses with thousands of local conducting outreach and sharing best practices for increasing solar energy uses with thousands of local conducting outreach and sharing best practices for increasing solar energy uses an experiment of the conducting outreach and sharing the conduction of the conducting outreach and sharing the conducting outreach and conducting outre

•Conducting outreach and sharing best practices for increasing solar energy use with thousands of local governments across the nation

•Working in partnership with industry experts and national membership associations to enable local governments across the United States to expand their local solar markets

•Providing information in relevant areas, such as solar policies and regulations, financial incentives, workforce training, and utility and community engagement.















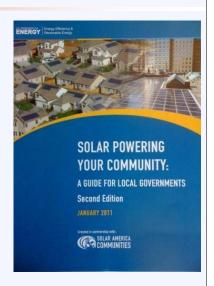






## **Local Government Resources**

- Key Lessons for Contaminated Lands:
  - Ch. I: Organizing and Strategizing a Local Solar Effort
  - Ch. 2: Making Solar Affordable for Residents and Business
  - Ch. 3: Updating and Enforcing Local Rules and Regulations
  - Ch. 4: Improving Utility Policies and Practices
  - Ch. 5: Creating Jobs and Supporting Economic Development
  - Ch. 6: Educating and Empowering Potential Customers
  - Ch. 7: Leading by Example with Installations on Government Property





# Why Solar for Contaminated Sites?

### Because many contaminated sites offer:

- I. Existing infrastructure
- 2. Potentially lower transaction
- 3. Improved public support and faster permitting
- 4. Appropriate zoning for large installations





# Why Solar for Contaminated Sites?

# Installing solar energy on contaminated sites may:

- I. Increase a property's economic value
- 2. Further environmental sustainability by maximizing land use
- 3. Provide clean energy for use on-site
- 4. Create local jobs
- 5. Provide a "cap"
- 6. Provide source of lease revenue



Brockton Brightfields, 435k System on Remediated Landfill in MA



# Ch. I: Organizing a Local Effort

- Create a Solar Advisory Committee or Task Force
- Hire or Designate a Local Solar Coordinator
- Survey Residents and Businesses to Identify Barriers
- Conduct an Installation Baseline Survey
- Establish Solar Installation Targets
- Include Solar in Broader City, County, or Regional Planning Efforts







# Ch. 5: Creating Jobs and Development

- Recruit the Solar Industry
- Develop Local Workforce Training and Education Programs





# Ch. 7: Leading by Example

- Identify Optimal Installation Locations
- Standardize Solicitations for Solar Installations
- Select the Appropriate Financing Mechanism
- Commission the Solar Energy System and Ensure Quality Operations
- Host Wholesale Power Generators on Local Government Land or Facilities



Rendering of Fresh Kills Landfill (Staten Island, NY) with solar array



## Where to Find Out More

- Download the Solar Powering Your Community guide and other resources here
- Collection of resources on solar technologies and best practices to implement solar, both at the local level and with large-scale deployment.
- Includes articles, case studies, fact sheets, how-to guides, model rules and ordinances, presentations, sample government documents, technical reports, tools, and webinars.



www4.eere.energy.gov/solar/sunshot/resource\_center/



Follow SolarOPs on Twitter @SolarOutreach

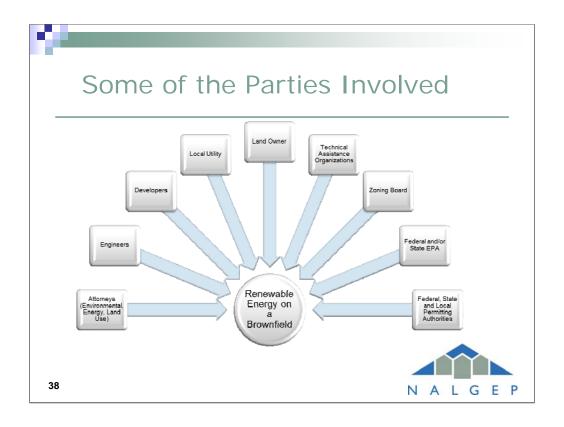




# Joshua Huneycutt

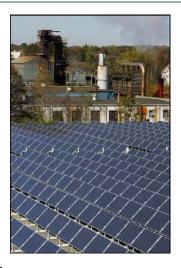
joshua.huneycutt@ee.doe.gov 202.287.1781 5.22.2012







# **Cultivating Green Energy**



- Where to site and what renewable energy can be sited?
- How are renewable energy systems financed?
- What are some ways local governments can get involved or encourage this type of development?
- Case Studies and Links to Additional Resources





## Benefits of Siting Renewable Energy on a Brownfield

- Productive reuse of land
- Lease income/property tax payments
- Jobs
- Compatible with other beneficial redevelopment
- Preservation of greenfields and other environmental benefits
- Source of "green" energy for your community and/or local utilities







# Uses for the Energy: Remediation



Photo © U.S. EPA Office of Superfund Remediation and Technology Innovation

- Pemaco Superfund Site
  - Maywood, California
  - □ 3.4 kw PV system



Photo © U.S. EPA Office of Superfund Remediation and Technology Innovation





## Uses for the Energy: On-Site Power Consumption and Net Metering



- Fort Carson Solar Array
  - □ Fort Carson, Colorado
  - 2 MW PV system
- Summitville Mine Hydroelectric Project
  - Rio Grande County, Colorado
  - □ 35 kW





# Uses for the Energy: 3<sup>rd</sup> Party Sale or Utility Owned





- Steel Winds
  - Lackawanna, New York
  - **20 MW**

- Silver Lake Solar
  - Pittsfield, Massachusetts
  - □ 1.8 MW





# Examples of Where to Site and What to Site

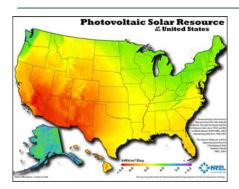
- Where:
  - Commercial or industrial properties
  - Closed landfills
  - Mines
  - Agricultural facilities
  - Former gas stations
- Renewable Energy Technologies
  - Solar (Photovoltaic, CSP, Water Heater)
  - Wind Turbines
  - Biomass (Landfill Gas, Biopower)
  - Small hydro
  - Geothermal

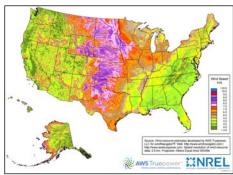






# High Level Site Assessments





- Resource Potential Maps
- Economic and Performance Assessment Models (PVWatts, SAM, JEDI)





## Site Specific Considerations



- Power potential
- Engineering constraints
- Clean-up status and potential liability
- Transmission and interconnection infrastructure
- Transportation infrastructure





# **Economic Feasibility**

#### Energy Sales

- Power (Power Purchase Agreement, Net Metering etc.)
- Renewable Energy Credits (RECs)

#### Government Incentives

- Brownfield redevelopment incentives
  - Assessment Pilot/Grant
  - Clean-up Grants
  - Revolving Loan Fund Pilots/Grants
- Renewable energy incentives
  - Tax Incentives (PTC, ITC, 1603 Cash Grants)
  - Renewable Energy Production Incentive
  - Bonds
  - Grants







# State and Local Utility Policies and Incentives

- Renewable Portfolio Standard
- Net Metering
- Interconnection Standards
- Loans/Grants, Tax Incentive or Rebate Programs



- DSIRE website: www.dsireusa.org
- RE-Powering America: www.epa.gov/renewableenergyland





# How can Local Governments participate?

- Educate themselves
- Spearhead a Project/Participate in a Development Partnership
- Work with federal agencies (EPA- RE-Powering America, NREL-Technical Assistance Program) and state partners (e.g. state brownfield offices)
- Lease land and/or purchase power
- Offer local financial incentives
- Lower zoning hurdles and offer permitting assistance
- Conduct an all-appropriates inquiry for liability protection
- Community outreach





## About NALGEP

- Members: Local government personnel responsible for ensuring environmental compliance and developing and implementing environmental policies and programs.
- Services:
  - Information sharing network
  - Technical expertise and advice on environmental policy matters
  - Funding identification for environmental and energy project available to local governments and partners
  - Represents local environmental officials in federal policymaking and procedures
- Project areas include Brownfield Communities Network, Smart Growth Partnerships, Clean Air Communities

NALGEP



# **Contact Information**



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# Local CLEAN Program Guide How-To Guide for Local Governments & Utilities

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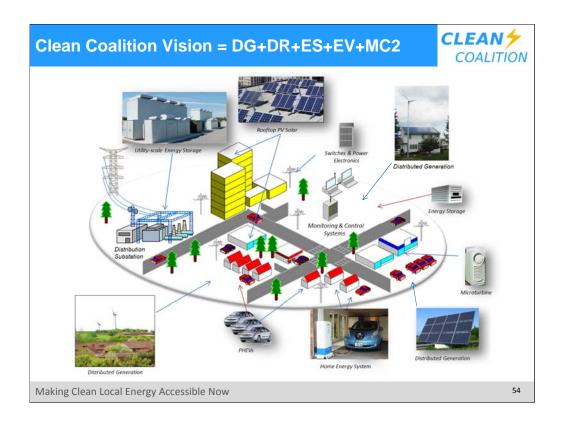
Making Clean Local Energy Accessible Now

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May 22, 2012

#### CLEAN > **Clean Coalition – Mission and Advisors** COALITION Mission To implement policies and programs that transition the world to costeffective clean energy while delivering unparalleled economic benefits **Board of Advisors** Jeff Anderson **Felix Kramer** Co-founder and Former ED, Clean Economy Founder, California Cars Initiative Patricia Glaza Network Principal, Arsenal Venture Partners: Former **Governor Bill Ritter** Executive Director, Clean Technology and Josh Becker Director, Colorado State University's Center for the Sustainable Industries Organization General Partner and Co-founder, New Cycle Capital New Energy Economy, and Former Colorado **Amory B. Lovins** Governor **Jeff Brothers** CEO, Sol Orchard Chairman and Chief Scientist, Rocky Mountain **Terry Tamminen** Jeffrey Byron Former Secretary of the California EPA and Special **L. Hunter Lovins** Advisor to CA Governor Arnold Schwarzenegger Vice President Integrated Solutions, NRG Energy; Former Commissioner, California Energy Commission President, Natural Capitalism Solutions Jim Weldon Dan Kammen CEO, Solar Junction Rick DeGolia Director of the Renewable and Appropriate Energy **R. James Woolsey** Senior Business Advisor, InVisM, Inc. Laboratory at UC Berkeley; Former Chief Technical Chairman, Woolsey Partners, and Venture Partner, Specialist for Renewable Energy and Energy **Mark Fulton** Efficiency, World Bank Lux Capital; Managing Director, Global Head of Climate Change Investment Research, DB Climate Change Advisors, Former Director of Central Intelligence **Fred Keeley** a member of the Deutsche Bank Group **Kurt Yeager** Treasurer, Santa Cruz County, and Former Speaker Vice Chairman, Galvin Electricity Initiative; Former CEO, Electric Power Research Institute pro Tempore of the California State Assembly John Geesman Former Commissioner, California Energy Commission Making Clean Local Energy Accessible Now

(cl\_04a, 12 Jan 2012)



#### (cl 04a, 12 Jan 2012)

To lay the groundwork, this slide represents the ultimate Clean Coalition vision.

This is what a smart energy future looks like.

The key components will be:

Distributed Generation + Demand Response + Energy Storage + Electrical Vehicle + overall Monitoring Communications and Controls or MC2 for short.

The Clean Coalition envisions a future where these components are no longer treated as independent silos. These components will work seamlessly together, using information technology to locally control, create and balance supply and demand of electricity.

What this slide also shows is the huge market opportunity for the transition. There is a \$6 trillion dollar energy market AND it will transition to a smart energy future – and there are three key drivers behind that:

Economic sensibility

**Energy security** 

Environmental sustainability

Regardless of your political affiliation, one of these drivers or a combination there of, will take us to this future.

The only question is how painful will this transition be, how fast will it happen, and who's going to win all the economic benefits.

## **U.S. Policy Gap for Commercial-Scale Renewables**



**National policies** focus on removing barriers for large-scale renewable power facilities and infrastructure.

**State and local** net-metering policies promote small-scale renewables:

- Net-metering is designed to reduce a utility customer's electric bills
- Net metering is not designed for owners of commercial and multi-tenant properties (where tenants pay the utility bills)
- Annual on-site energy use generally caps net-metering project size
- Investors and lenders find a utility customer's energy savings from netmetering far less attractive than a revenue stream from a stable utility

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(ssw\_02, 19 April 2012)

## **CLEAN Programs Defined**



#### CLEAN = Clean Local Energy Accessible Now

#### CLEAN Features:

- Procurement: Standard and <u>guaranteed contract</u> between the utility and a renewable energy facility owner
- Interconnection: Predictable and streamlined distribution grid access
- Financing: Predefined and <u>financeable fixed rates</u> for long durations

#### CLEAN Benefits:

- Removes the top three barriers to renewable energy
- The vast majority of renewable energy deployed in the world has been driven by CLEAN Programs
- Allows any party to become a clean energy entrepreneur
- Attracts private capital, including vital new sources of equity
- Drives local employment and generates tax revenue at no cost to government

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(cl\_4, 13 April 2012)

## **CLEAN Programs are Simple and Transparent**



#### **CLEAN Contracts reduce transaction costs**

Typical California paperwork for one project



Could be a 1kW-sized project, but maximum 1MW (via CSI program). Even more paperwork for California projects larger than 1MW (via RPS program).

Typical Germany paperwork for one project



Could be a 1kW or 20MW-sized project, or bigger.

Source: Gary Gerber, President of CalSEIA and Sun Light & Power, Jun09

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ssw\_02, 15 May 2012

### **CLEAN Streamlines Procurement for Utilities**



"Several aspects of the CLEAN Program have proven to simplify and streamline the process.



First, there is a **standard set of "bright line" rules** for a project to qualify, demanding no staff analysis or interpretations.

Second, there is a clear method for assigning capacity to qualifying projects... There is **no staff time wasted with evaluating RFPs**...

Third, each project... signs a **short**, **standard offer contract** and interconnection agreement.

There is no valuable staff time wasted in negotiations and legal disputes."

- John Crider, GRU Strategic Planning

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(cl\_2, 13 April 2012)

#### **CLEAN Maximizes Local Economic Benefits**



#### Local Job Creation

- CLEAN projects are local and "shovel-ready"
- Renewable energy creates far more jobs than fossil fuels or nuclear power (UC Berkeley)

## Local Capital Investment

- CLEAN Programs level the playing field, giving local residents and businesses the opportunity to reinvest capital in the community
- Local ownership of renewable energy increases the economic benefits to the community by 200% to 300% (US GAO)



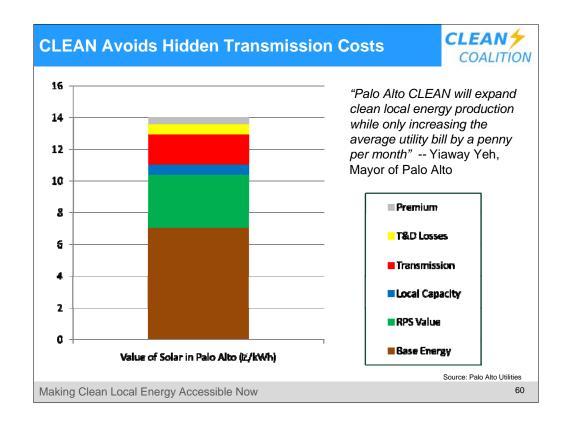
#### Local Tax Revenues

- Local job creation and capital investment in the community creates new sources of state and local tax revenues
- Does not rely on government subsidies

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(sw 2, 19 Jan 2012)



(ssw\_6, 10 April 2012)

7.04 cents - Base Energy

3.35 cents - RPS Value

0.60 cents - Local Capacity

1.94 cents - Transmission

0.62 cents - T&D Losses

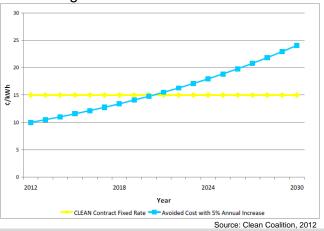
0.45 cents - Premium

## **CLEAN Programs Stabilize Electricity Rates**

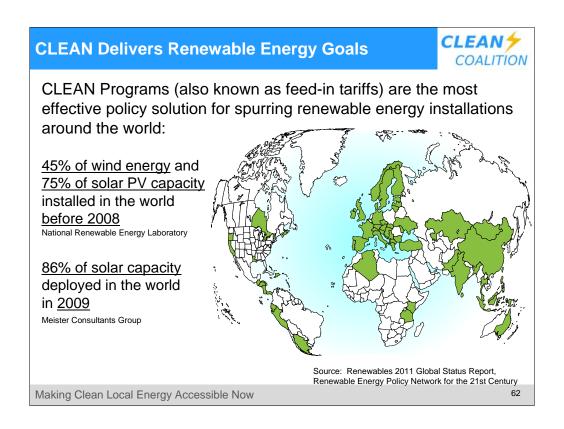


- May result in a small rate increase during initial years
   (e.g. Gainesville, Florida, achieved a 2,000% increase in deployed solar capacity
   with a rate increase of less than 1% during first 2.5 years of program)
- · Protects communities from rising fossil fuel costs over time

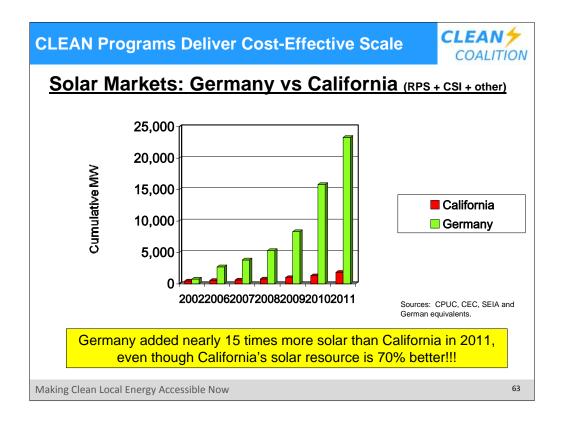
For this solar rooftop project in Colorado, avoided costs will rise above the CLEAN contract price within a few years



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(ssw\_1, 17 April 2012)

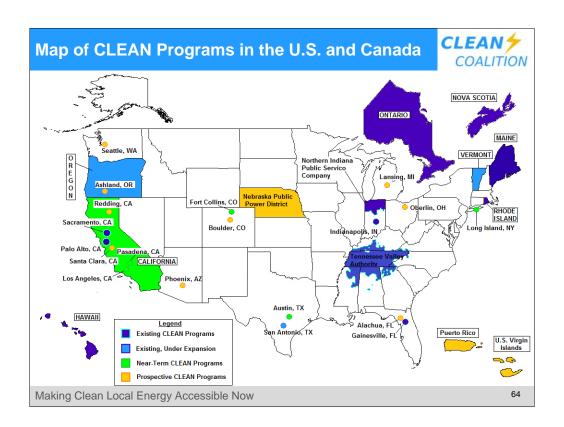


(jf\_05, 7 Mar 2011)

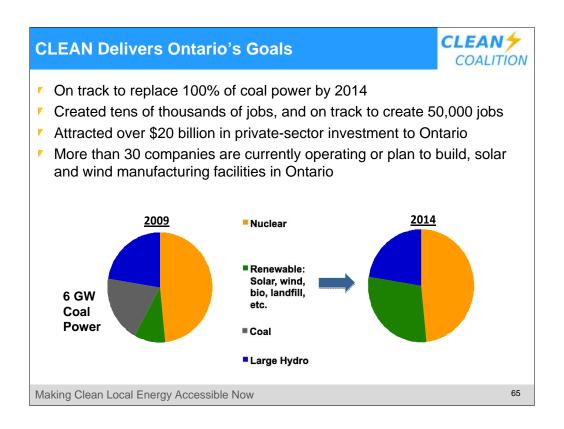
Beyond the obvious details on this slide, see the notes below.

CLEAN = Clean Local Energy Accecible Now and CLEAN Programs are the new name for feed-in tariffs in the United States.

Rooftop solar in Germany today is priced at the California-equivalent of 12 cents/kWh, which would be the most cost-effective solar that has ever been deployed in California --even more cost-effective than ground-based solar projects deployed in California to date. Ground-based solar projects typically generate about 25% more kWh/W than rooftop projects, because they use tracking, which allows the panels to follow the sun throughout the day. The net result is that ground-based projects are generally about 20% more cost-effective than rooftop projects. The difference between the 25% and the 20% is that the O&M costs for ground-based projects are a bit higher due to their moving parts.

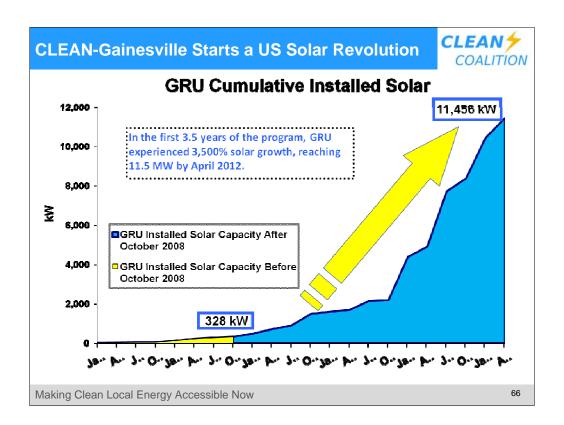


(jf, 16 May 2012)



(ssw\_1, 12 April 2012)

- -The Canadian Province of Ontario had 31 GW of peak electric capacity in 2009.
- -The source of the economic data is the Ontario Economic Ministry's Feed-in Tariff Two Year Review Report (March 2012)



(SW\_13, 9 April 2012)

Prior to the launch of the CLEAN-Gainesville program in October 2008, GRU had 328 kW of installed solar capacity. In the first 3.5 years of the program, GRU experienced 3,500% solar growth reaching 11.5 MW by April 2012 and growing fast. More than 90% of GRU's solar capacity has been driven by the CLEAN program. The rest is due to its net metering program.

## **LIPA CLEAN Solar Program (Long Island, NY)**



LIPA plans to approve a CLEAN Solar Program in June 2012:

•Fixed Rate Contracts: 22 cents/kWh solar electricity for 20 years

•Program Size: Purchase 50 MW over 2 years





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(ssw\_1, 17 April 2012)

## **CLEAN LA Solar Program (Los Angeles, CA)**



In April 2012, the City Council and the Mayor authorized the Los Angeles Department of Water and Power to purchase up to 150 MW of solar power generated by local property owners.

#### Timeline:

- -May 2012 Launch 10 MW pilot program to determine prices for energy
- -Fall 2012 Expand program to 75 MW
- -2013 May expand program to 150 MW

Los Angeles Business Council found that a 150 MW program would:

- •Create 4,500 jobs
- •Generate \$500 million in economic activity
- •Offset 2.25 million tons of carbon dioxide emissions



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(ssw\_1, 17 April 2012)

### **Download the Local CLEAN Program Guide**



Free download: <a href="http://www.Clean-Coalition.org/local-action">http://www.Clean-Coalition.org/local-action</a>

Contact us: LocalGuide@Clean-Coalition.org









#### **Modules of the Guide:**

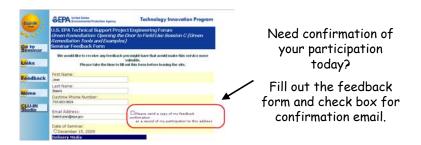
- 1. Overview & Key Considerations
- 2. Establishing CLEAN Contract Prices
- 3. Evaluating Avoided Costs
- 4. Determining Program Size & Cost Impact
- 5. Estimating CLEAN Economic Benefits
- 6.Designing CLEAN Policies & Procedures
- 7. Gaining Support for a CLEAN Program

Making Clean Local Energy Accessible Now

(ssw\_5, 16 April 2012)

# **Resources & Feedback**

- To view a complete list of resources for this seminar, please visit the <a href="Additional Resources">Additional Resources</a>
- Please complete the <u>Feedback Form</u> to help ensure events like this are offered in the future



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