

CITY OF MINNEAPOLIS

Minneapolis Sustainability Programs

BOMA

Sustainability Team - Buildings

Who We Are

Building Owner Engagement

Izzy Ballet (Commercial & MF > 50,000 Sq.ft)
Bjorn Olson (Commercial & MF < 50,000 Sq.ft)

Energy Systems

Luke Hollenkamp

Energy Benchmarking Program

Nadia Khan
Kelsey Meyers

Green Cost Share Program

Isaac Evans
Firye Bediye

How We Do Our Work

- **Research**
- **Technical Assistance**
- **Policy Development**
- **Community Engagement**
- **Grant Writing**
- **Funding Support**
- **Subject Matter Expertise**

Community goals: buildings & energy systems



Equitably reduce greenhouse gas emissions from the industrial, commercial, and multifamily building sector by 75% by 2030



Reduce emissions from fossil gas citywide by 35% by 2030



Achieve 100% Renewable Electricity by 2030 citywide

Green Cost Share program

Program Overview



Funded by the
Climate Legacy Initiative





What is the Green Cost Share Program?

- Incentivize property & business owners to -
 - Improve building efficiency
 - Install renewable energy
 - Reduce other harmful air pollutants (VOC, Particulate Matter, etc.)
- Based in the Health Department
- Funded primarily with City general funds
- Support City environmental, greenhouse gas, and other goals.



Program Overview | Process

- Maximum 4 deadlines
- 2025 Deadlines
 - February 3rd
 - April 1st
 - June 2nd
 - ~~August 1st~~ (application closed)
- How to apply
 1. Fill out application and attach required documents
 2. Third-party review and scoring
 3. Award letters (3-4 weeks)
 4. Sign agreement with the City

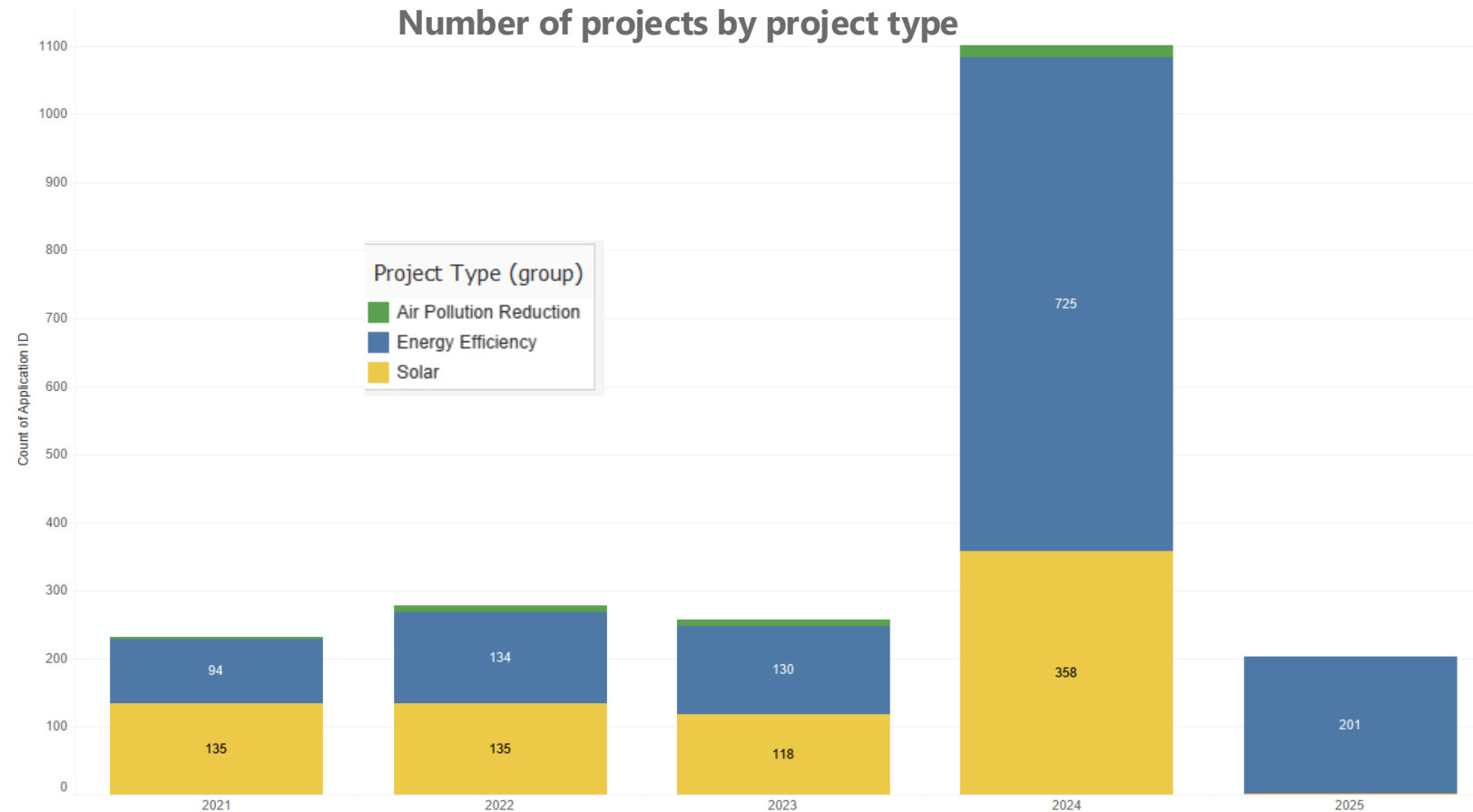




Program Overview | Results

High-level results

- 1,101 Projects (2024)
 - C&I: **131**
 - Residential:
 - Large: **52**
 - Small: **918**
- ~\$6.6 million (2025)





Program Overview | Incentive Rates

Incentive Category	How to Qualify
Base Rate	Any eligible property.
Energy Benchmarked Building	Available to commercial and multifamily residential buildings greater than <u>50,000 square feet</u> in good standing with the City's Energy Benchmarking ordinance
Environmental Justice Rate	Any eligible property in; 1. A Minneapolis Green Zone 2. A Minneapolis Great Street Eligible Priority Area

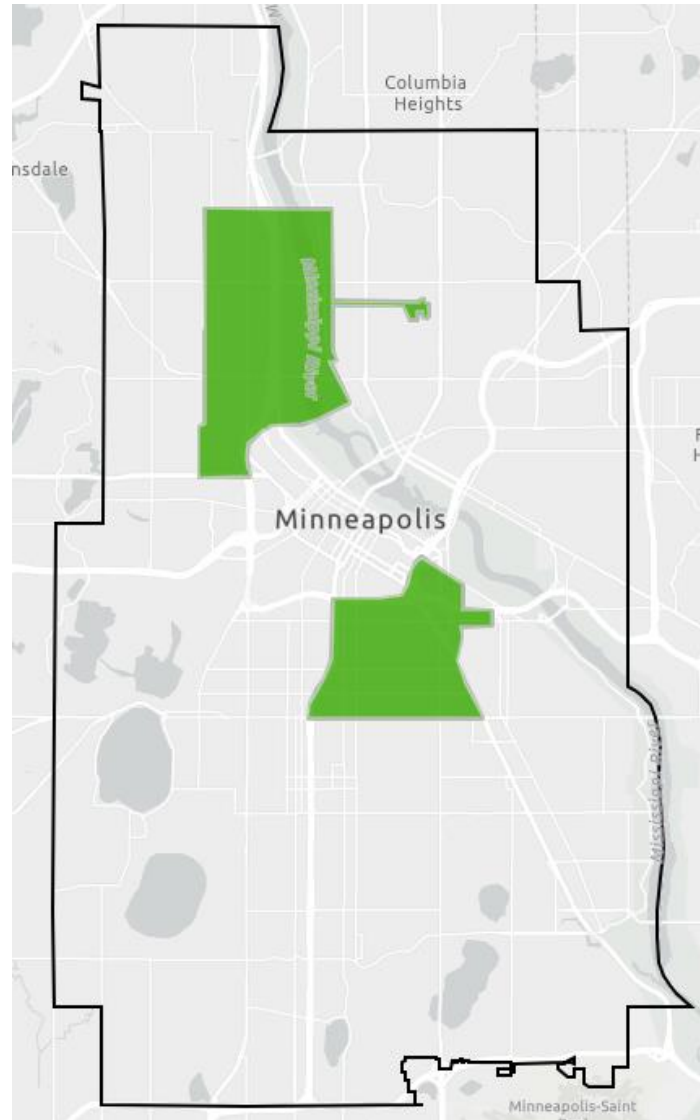


Program Strategy | Scale Services to need

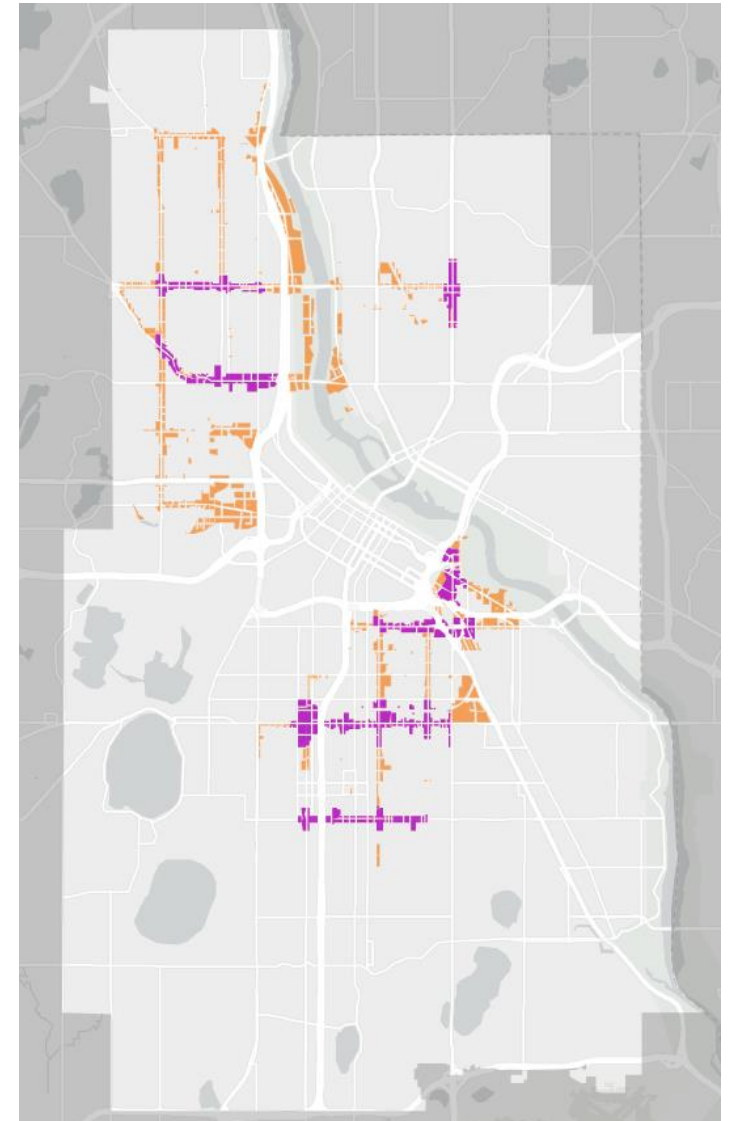
Geographies help...

- Focus City spending.
- Reduce traditional income-based barriers to access programs.
- Tier support by geography

Green Zones



Great Streets Priority





Energy Efficiency Grant



Energy Efficiency

What is it?

- Grants for energy efficiency, electrification, and related enabling work.
- Highest tier rebated equipment, custom rebated, or electrify gas equipment.

Example Projects

- HVAC (Furnace, boiler, RTU, Air Source Heat Pump)
- Water Heating (gas or heat pump)
- Insulation (Attic or wall)
- Windows (Triple pane replacing single pane only)

Minimum requirements listed on website.



Incentives & Application Checklist

Incentive Category	Incentives
Base Rate	20% of cost up to \$20,000
Environmental Justice Rate	30% of cost up to \$30,000
Energy Benchmarked Building	25% of cost up to \$75,000

- ☐ Scope, bid, or quote.
 - Must show total project cost.
- ☐ Estimated Energy Savings
 - Supported by utility or third-party report.
- ☐ Income qualified support
 - Only if applying for the affordable housing incentive.



Hotel Example Project | HVAC

Where |

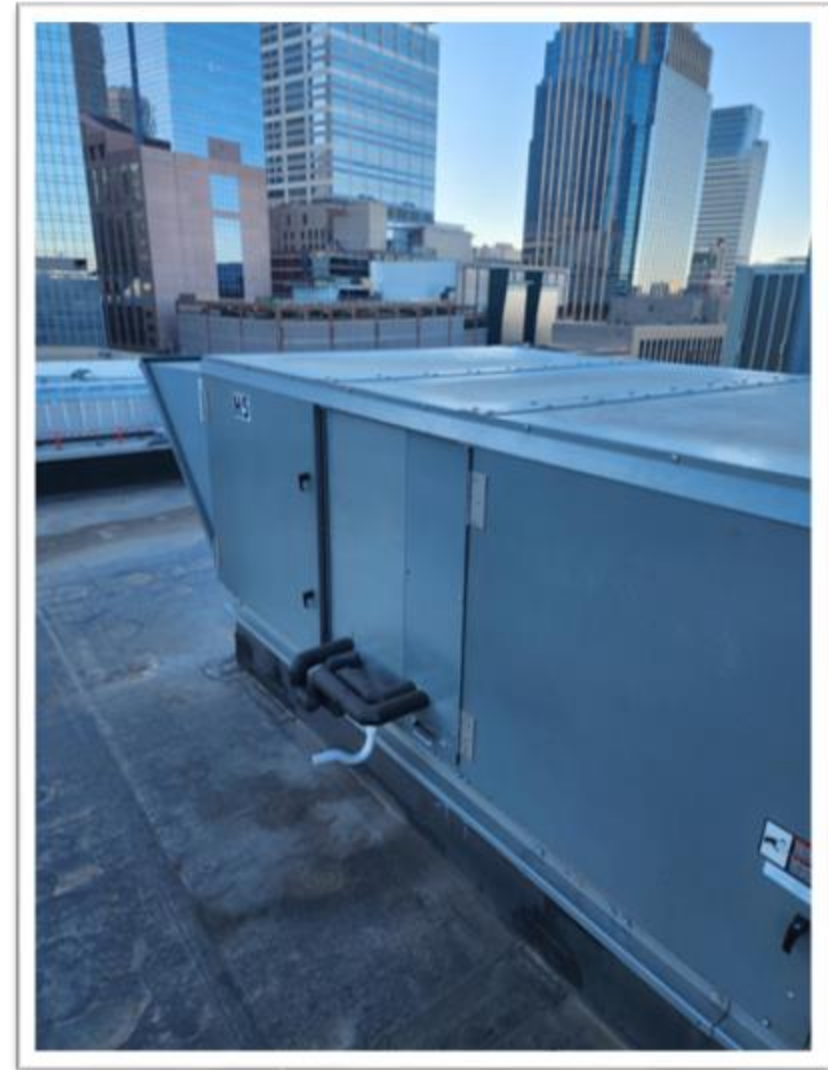
- Loews Minneapolis Hotel – 601 1st Ave N (2021)

What |

- Replace 6 aging rooftop units with high efficiency models
- Size ranges from 10 – 15 tons

How Much |

- ~\$503,000 project cost
- \$100,000 City grant
- \$7,655 Xcel Energy Rebate
- 50,457 kilowatt-hours savings annually





Hotel Example Project | Hot Water

Where |

- Minneapolis Marriot – 30 7th St S (2023 & 2024)

What |

- Upgrade to 90% efficient pumps with variable frequency drives as a part of building automation system.

How Much |

- ~\$400,000 project cost
- \$75,000 City grant
- \$3,750 Xcel Energy Rebate (VFDs)
- 131,170 kilowatt-hours savings annually





Innovative Air Pollution Reduction



Innovative Air Pollution Reduction

What is it?

- Grants for -
 - Projects installing new or innovative energy-related technologies.
 - Projects reducing criteria air pollutants
 - Projects that do not fit neatly into other program categories but reduce air pollution.

Example Projects

- Geothermal
- Passive House Certified programs
- Diesel electrification
- Industrial process improvement or replacement (* **Tenant Opportunity**)



Incentives & Application Checklist

Incentives

45% of project cost up to \$150,000

- ☐ Scope, bid, or quote.
 - Must show total project cost.
- ☐ Estimated pollution reductions
 - Energy savings supported by third party or utility analysis.
 - Solar production analysis (e.g., PVWatts, Helioscope, etc.)
 - Air Pollution Reductions supported by a third party or utility analysis



Multifamily Example Project | New Construction

Where |

- Wellington Management – 901 27th Ave S (2024)

What |

- Heat Pump MagikPaks and Smart Thermostats.
- Installed 58.5 kW-DC solar array.

How Much |

Grant 1: Solar

- ~\$150,000 project cost
- \$29,100 Xcel Solar*Rewards
- \$28,796 City grant
- 71,991 kWh saved annually

Grant 2: Efficiency

- \$981,250 project cost
- > \$12,000 from Xcel and CenterPoint
- \$75,000 City grant
- 3,486 th + 69522 kWh saved annually





Large Greenhouse Gas Reduction

Status | Open



Large Greenhouse Gas Reduction

What is it?

- Grants for projects that reduce carbon dioxide emissions.
- Annual formal request for proposal (RFP).
- Awards range between \$175,000 and \$500,000.
- 3 to 5 projects awarded each RFP

2025 Evaluation Criteria

- Carbon dioxide equivalent emissions reduced.
- Alignment with City climate equity goals.
- "Innovativeness" of the proposal.



Application Checklist

- ☐ Scope, bid, or quote
 - Must show total project cost.
- ☐ Estimated Energy Savings
 - Must be supported by a third party (utility or engineer) analysis.
- ☐ Completed Application narrative questions
- ☐ Utility Data Releases
 - Xcel Energy
 - CenterPoint Energy
- ☐ Filled out estimated City incentive calculator
- ☐ Financial due diligence documents
 - ☐ Annual report or assets to liability ratio
 - ☐ Past bankruptcies



Office Example Project | Fan Arrays

Where |

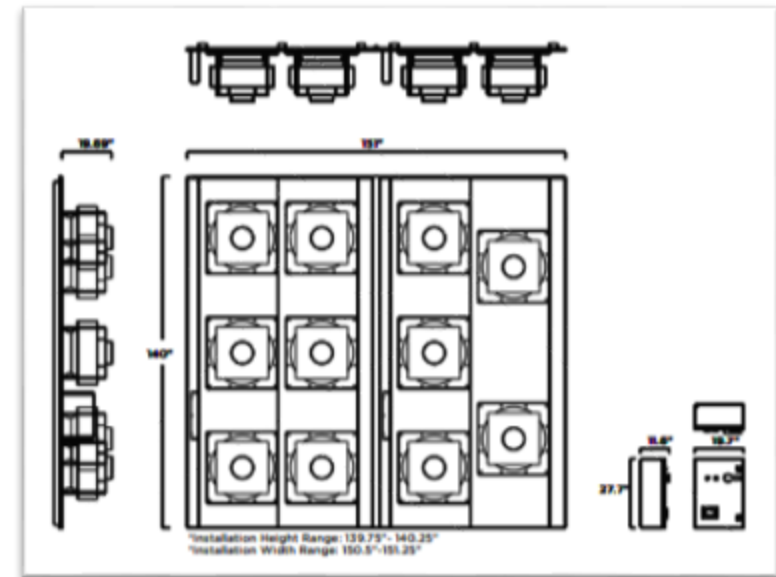
- Menlo Equities – 50 10th St S (2025)

What |

- Upgrade air intake and exhaust fans from large modular fans to a fan array of many smaller modular fans.

How Much |

- ~\$1,460,000 project cost
- \$300,000 City grant
- \$89,380 Xcel Energy Rebate
- 959,483 kilowatt-hours savings annually





Questions & Program Feedback

Other Non-City Programs

Program Overview



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Other Programs

Utility Programs

- [CenterPoint Energy's Natural Gas Energy Analysis](#) (Retrofits)
 - Electric Analysis for additional fee.
- [Xcel Energy's Business Energy Assessments](#) (Retrofits)
- [Xcel Energy's Energy Design Assistance](#) (New Construction)
- [Xcel Energy's Energy Efficient Buildings Program](#) (New Construction)

Non-Utility Programs

- [Minnesota Technical Assistance Program](#)
 - Commercial & Industrial Air Pollution reduction identification and quantification support.

Thank you!

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