

**DRAFT MINUTES OF THE SPECIAL MEETING
CITY OF ALAMEDA PUBLIC UTILITIES BOARD**

May 9, 2023

1. ROLL CALL

President Serventi called the meeting to order at 6:01 p.m. On roll call, the following commissioners were present: President Serventi, Commissioner McKenna, Commissioner Giuntini, City Manager Ott. Commissioner Hunter was absent.

2. ORAL COMMUNICATIONS – AGENDA ITEMS (Public Comment)

None

3. SPECIAL PRESENTATION

None

4. CONSENT CALENDAR

None

5. AGENDA ITEMS

A. Annual Strategic Planning Workshop

- a. Presentation on City of Alameda Development Forecast
 - i. Guest Speaker: Andrew Thomas, City of Alameda Planning, Building, and Transportation Director

Following the presentation from Mr. Thomas, President Serventi inquired as to the likelihood of the new hotel mentioned. Mr. Thomas said that the hotel plan was approved, but that was right before COVID hit. The hotel operator has requested a two-year extension from the Planning Board as the permits expire if the project isn't built in two years. The hospitality industry has been one of the slowest industries to recover in the Bay Area from COVID. The hotel plan is still underway, though no building permits have been submitted yet.

President Serventi asked if there has been any commercial interest out at the Point. Mr. Thomas said that there has not been retail or commercial interest, but the Alameda Food Bank wants to build a brand-new building. There is interest if there can be something done around Site A at the intersection of Main St, but there needs to be more people at the site before traditional commercial retail companies will want to move in.

President Serventi wondered if there had been any interest from light industrial businesses. Mr. Thomas said there is constant interest, and asked City Manager Ott to offer more insight. City Manager Ott said there is a lot of interest and the City is actively meeting with commercial businesses about some of the big hangers. There is almost 300,000 square feet of commercial space and those buildings work well for technology and biotechnology manufacturing. The City is also actively marketing a couple of buildings for food and beverage manufacturing. It is easier to finance a move into an existing building, so while there is a lot of commercial interest in the buildings, that interest hasn't yet carried over to new construction.

President Serventi thanked Mr. Thomas for the update to the Board and said he looks forward to having a similar presentation from the Planning, Building, and Transportation department every year. It is helpful for the Board to be aware of potential and upcoming projects, like new construction, as they will impact funding and power needs.

Mr. Thomas noted that one factor he did not address is that all new buildings must be all-electric. All boats must also move to all-electric in the coming years. The City is working to move towards more electric power. Gas leaf blowers were recently banned. Smaller measures like that will add up over time to increase electric demand while lowering greenhouse gases.

- b. Presentation on Northern California Power Agency (NCPA) and Future Generation Options
 - i. Guest Speaker: Monty Hanks, NCPA Chief Financial Officer/Assistant General Manager, Finance & Administrative Services

Following the presentation from Mr. Hanks, President Serventi said he was misquoted slightly on the topic of the Bay ferries having to be converted to hydrogen. When he, Vice President McKenna, and General Manager Procos were in DC last week, they met with the Department of Energy (DOE), which informed them that it had just funded a hydrogen test ferry in San Francisco. San Francisco Bay Ferry is stationed in Alameda, and whether it is hydrogen or electric, it will impact AMP, however it will be up to Bay ferry to decide how they move forward. He was excited to learn that the DOE is funding that test ferry right now.

President Serventi emphasized the importance of changing out the combustion turbines (CTs). He has been making a big push in DC in this effort. NCPA is part of the State's application for Infrastructure Investment and Jobs Act (IIJA) funding, to be part of the Northern California hydrogen hub. If the application is approved, then NCPA can get this hydrogen source up and running. That would then give NCPA the opportunity to look at the CTs for conversion, putting a true source of green power behind the meter and making it so that the CTs wouldn't necessarily have to be run as peaker plants. The Port of Oakland is working with shipping companies interested in establishing a "green corridor" from Asia to California, which would run on hydrogen power. As hydrogen will need to be transported into Alameda, it would be helpful to coordinate with the Port

of Oakland on that front. It will take a few years to set up the hydrogen infrastructure, but things are headed in the right direction, including the potential to receive federal funding.

General Manager Procos thanked Mr. Hanks for the presentation and acknowledged President Serventi, who is the chair of the NCPA Executive Commission, and has been doing a lot of work with them behind the scenes. Commissioner McKenna echoed General Manger Procos, adding that the partnership with NCPA opens a lot of doors for AMP, allowing for audiences with legislators and regulators that are critical to best serving the City.

- c. Presentation on California Energy Policy Landscape
 - i. Guest Speakers: Barry Moline, California Municipal Utilities Association (CMUA) Executive Director, and Patrick Welch, CMUA Senior Director of Energy Policy & Strategy

Following the presentation from Mr. Welch, President Serventi asked for clarification on the last item of the 2023 Legislative Session slide. Mr. Welch explained that there is a process at the California Public Utilities Commission (CPUC) for what is called an interim decision that basically directs investor-owned utilities to try to achieve an average energization service timeline that includes local permitting. Under that timeline, utilities would have to try to approve and complete new installation for public electric vehicle (EV) chargers and get them online within 125 days. If the deadline isn't met, then a report has to be filed as to why the deadline wasn't met and any contributing factors. There is a legislator who has taken that interim decision and put it into a bill that would require municipal utilities to meet that same deadline. The California Air Resources Board (CARB) has banned the sale of gas cars by 2035 and regulation is going to require every fleet in the state to transition to zero emission vehicles. The idea behind this interim decision is to make sure that people have access to EV chargers in public spaces to support the initiatives and regulations encouraging EV adoption.

Following the presentation from Mr. Moline, Commissioner McKenna asked if the 55,000 megawatt (MW) peak listed on the Reliability in Jeopardy slide was just for the California Independent System Operator (CAISO), or if that included the entire state. Mr. Moline clarified that it was just for CAISO; the state as a whole is closer to 70,000 MW. However, other agencies that have excess capacity, because they're vertically integrated, may generate into the CAISO during peak events when there could be shortfall, providing additional support.

- B. Annual Report on Alameda Municipal Power's Five-Year Strategic Plan Key Performance Indicators, January 2022 - January 2023

Following the presentation from General Manager Procos, City Manager Ott, touching on the topic of resiliency and reliability, thanked staff for their amazing job keeping the AMP system running safely. She voiced her support for an employee survey, and said that she would like to implement a City-wide employee survey, as well.

Commissioner McKenna and President Serventi also extended their thanks to AMP staff for their hard work during the extreme winter storms.

Alameda Resident Ruth Abbe, with Community Action for a Sustainable Alameda (CASA), commended the Board and AMP staff for the hard work of keeping the municipal utility up and running, reliable, and affordable. She expressed appreciation that AMP and the City are working in partnership to meet the City's sustainability goals. CASA will be supporting the City in the update to the Climate Action plan, which she said is an opportunity to knit together the strategic goals of AMP and the strategic goals of the City. CASA also supports the Board, AMP, and the City working to convert City buildings from natural gas to electric and would like to see a plan for neighborhood conversions, as well. The community supports the City's sustainability goals and would like them to be leaders with new State mandates. She concluded her comments by expressing interest in a ban on balloons in Alameda, similar to bans that Laguna Beach and Manhattan Beach have enacted.

6. COUNCIL COMMUNICATIONS

None

7. BOARD COMMUNICATIONS

None

8. ADJOURNMENT

President Serventi adjourned the meeting at 7:55 p.m.