

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON ENVIRONMENTAL  
PROTECTION

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March 18, 2021  
Start: 11:35 AM  
Recess: 11:40 AM

HELD AT: Remote Hearing (Virtual Room 1)

B E F O R E: Costa G. Constantinides  
CHAIRPERSON

COUNCIL MEMBERS:  
Darma V. Diaz  
James F. Gennaro  
Stephen T. Levin  
Carlos Menchaca  
Eric A. Ulrich

A P P E A R A N C E S (CONTINUED)

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2 SERGEANT-AT-ARMS: Backup is rolling.

3 SERGEANT-AT-ARMS: Sergeant Hope.

4 SERGEANT-AT-ARMS: Thank you. Good morning  
5 and welcome to the New York City remote hearing on  
6 environmental protection. At this time will all  
7 council members and council staff please turn on your  
8 videos? Thank you. To minimize disruptions please  
9 place all electronic devices to vibrate or silent  
10 mode. Thank you. Chair Constantinides, we are ready  
11 to begin.

12 CHAIRPERSON CONSTANTINIDES: Right, thank  
13 you, Sergeant-At-Arms, always, for getting us  
14 started. Good morning. Welcome everyone. I am Council  
15 Member Costa Constantinides, Chair of the  
16 Environmental Protection Committee. Say well here and  
17 vote on intra 2170A in relation to a sustainable  
18 energy loan program.

19 In 2019 we passed local law 96 of 2019  
20 creating a sustainable energy loan program intended  
21 to assist property owners who wish to implement  
22 energy efficiency and renewable energy projects at  
23 their property. The Property Assessed Clean Energy  
24 Program or PACE, for short, offers affordable  
25 financing that allows property owners to pay for

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2 upgrades and improve energy efficiency, harness  
3 renewable energy and conserve water. Without energy  
4 efficiency and renewable energy technologies we have  
5 no path to a sustainable future. PACE allows the  
6 property owner to finance the upfront cost of energy  
7 or other eligible improvements to a property and then  
8 pay the cost back over time through a voluntary  
9 assessment. The unique characteristic of PACE  
10 assessment is that the assessment is attached to the  
11 property rather than the individual. PACE programs  
12 enable property owners to avoid high upfront costs  
13 related to installing the energy technology such as  
14 solar panels or energy sustaining retrofits. Property  
15 owners may also see reduced energy bills as a result  
16 of upgraded financing through the program. The PACE  
17 program allows access to a low interest long-term  
18 loan. PACE programs allow property owners to pay for  
19 these improvements over time through assessments on  
20 their property tax bill. Once a property owner  
21 options the PACE financing the property remains  
22 subject to the PACE arrangement even if it's sold,  
23 transferred, or proposed upon. 2170A would amend the  
24 previously enacted sustainable energy loan program to  
25 permit energy efficiency improvements to be

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2 incorporated into real property as an improvement or  
3 a component of a new or existing building. It also  
4 defines real property, I mean any property, any  
5 interest in which is eligible to be recorded with the  
6 register or the office of office of the Richmond  
7 County Clerk by the possessor of such interest. For  
8 most property owners the biggest impediment to  
9 transition to renewable energy is upfront costs. The  
10 PACE program removes this stumbling block and allows  
11 property owners to easily finance the installation of  
12 modern heating, cooling, fuel efficiency at new... to  
13 new, to new and existing property. This has the  
14 potential not only to increase the supply of  
15 renewable energy coming into the city grid, but also  
16 address the, the largest driver of greenhouse gas  
17 emissions, which are large buildings. Before I begin  
18 I... Before I end, I would like to thank our staff. Our  
19 committee council, Samara Swanston, our policy  
20 analysts, Ricky Chawla and Nadia Johnson, Johnathan  
21 Seltzer, our financial analyst, and my legislative  
22 council, Nicholas Widzowski, for all of his great  
23 work as well as Sergeant-At-Arms, Johanna Castro, and  
24 all of the technical folks that make the ZOOM work.

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2 So, with that I will recommend a yes vote on this  
3 legislation.

4 WILLIAM MATIN, COMMITTEE CLERK: Good  
5 morning. William Martin, committee clerk, roll call  
6 vote committee on Environmental Protection  
7 Introduction 2170A. Chair Constantinides?

8 CHAIRPERSON CONSTANTINIDES: I vote aye.

9 WILLIAM MATIN, COMMITTEE CLERK: Levin?

10 LEVIN: Aye.

11 WILLIAM MATIN, COMMITTEE CLERK: Menchaca

12 MENCHACA: I vote aye.

13 WILLIAM MATIN, COMMITTEE CLERK: Darma  
14 Diaz?

15 DARMA DIAZ: Aye.

16 WILLIAM MATIN, COMMITTEE CLERK: Thank  
17 you. Ulrich?

18 ULRICH: I vote aye.

19 WILLIAM MATIN, COMMITTEE CLERK: Thank  
20 you. By a vote of five in the affirmative, zero in  
21 the negative, and no abstentions the item has been  
22 adopted by the committee. Thank you.

23 CHAIRPERSON CONSTANTINIDES: All right,  
24 so, a thank you to our clerk with that, Billy Martin,  
25 I will gavel this committee hearing of the

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2 Environmental Protection Committee. Let me get my, my  
3 gavel here that my son gave me. So, there we go. I'll  
4 gavel this committee hearing closed.

5 DARMA DIAZ: Thank you Chair

6 Constantinides.

7 CHAIRPERSON CONSTANTINIDES: Thank you. He  
8 made me promise I would...

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date April 12, 2021